

4

Phase Report



Trial Court Facilities

- *Inventory*
- *Evaluation*
- *Planning Options*

March 31, 2001

State of California
Task Force on Court Facilities

On the cover:

Representative California Court Facilities

Top Row (L-R)
East County Courthouse, Simi Valley (Ventura County)
Nevada City Courthouse (Nevada County)
Imperial County Courthouse, El Centro
Amador County Courthouse, Jackson
Civic Center Courthouse, San Francisco (San Francisco County)

Middle Row (L-R)
Main Courthouse, Redding (Shasta County)
North County Regional Center Courthouse, Vista (San Diego County)
Imperial County Courthouse, El Centro
Contra Costa County Courthouse, Martinez
Lamoreaux Justice Center, Orange (Orange County)

Bottom Row (L-R)
Sierra County Courthouse, Downieville
Solano County Hall of Justice, Fairfield
Santa Barbara County Courthouse, Santa Barbara
Superior Court of El Dorado County, Placerville
Central Courthouse, San Bernardino (San Bernardino County)



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March 31, 2001

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Section 1: Introduction

This report presents the results of Phase 4—Trial Court Facilities: Inventory, Evaluation, and Planning Options, conducted in response to the Lockyer-Isenberg Trial Court Funding Act of 1997, AB 233 – Escutia and Pringle (Act). Phase 4 focused on a quantitative and qualitative evaluation of all existing court facilities in order to document the following requirements of the Act:

Government Code Section 77653:

“The duties of the task force shall include all of the following:

- (a) Document the state of existing court facilities.
- (b) Document the need for new or modified court facilities and the extent to which current court facilities are fully utilized....”

Government Code Section 77654:

“(d)...The report shall document all of the following:

- (1) The state of existing court facilities.
- (2) The need for new or modified court facilities.
- ...
- (4) The impact which creating additional judgeships has upon court facility and other justice system facility needs....”

Court facilities in each county were surveyed in detail to determine their condition and functionality, identify potential improvements to existing facilities, and document the need for additional facilities now and in the future. Summarizing the findings of the survey, evaluation, and planning options for each of the 58 counties together with statewide totals, this report documents the Task Force’s assessment of the state of existing court facilities and the need for new or modified court facilities to meet current needs and to accommodate future growth of the state’s court system.

This report is intended to provide an overview of the current inventory of court facilities, evaluation of existing conditions, and a range of estimated capital costs for meeting current and future needs. It is not intended to be a recommendation of specific planning and development actions, but rather a basis for future capital planning. Development of a court facilities master plan for each county would require extensive interaction with county and court officials, and was beyond the scope of the Task Force’s charge. The capital costs developed through this process represent reasonable estimates of capital funding requirements. Specific project costs are subject to refinement based on the development of detailed architectural programs, engineering analyses, and plans for specific projects.

1.1 Report Organization

This report is divided into five major sections, as follows:

- **Section 1** provides information on the project background and methodology.

- **Section 2** summarizes current facilities and their utilization statewide. Where appropriate, supporting information is provided for each county as part of the statewide summary tables. Key facts summarized from this information provide a current perspective on the state’s existing court facilities.
- **Section 3** summarizes information on the current physical and functional condition of facilities occupied by the courts, adequacy of courtrooms for current or alternative use, and additional space required to support current operations. Information is provided for each county, and key findings are presented that characterize current conditions. Information presented in this section is derived directly from the database analysis developed for the study.
- **Section 4** summarizes the potential range of space needs for new and modified facilities to meet the current and future requirements of the courts throughout the state. The information in Section 4 was derived from planning options developed for each county; these findings define the range of potential costs associated with the current and future needs for new or modified facilities. Additional supporting information is provided for each county, with key facts obtained from the evaluation of the various options.
- **Section 5** provides a planning estimate of the capital cost implications of meeting both the current and future need for new and modified facilities. Costs for facilities to meet current needs are expressed as a range from low to high that relates to the range of options outlined in Section 4. Capital costs for future needs for growth through the year 2020 are also presented.

County Reports – In addition to the analyses and evaluations described in this report, 58 separate county reports provide additional detailed information on both the survey process and the evaluation methodology, as well as key findings for each county. Individual building summaries are provided for each building surveyed, including space utilization drawings. Finally, written comments on the reports received from county and court personnel are included, together with responses to the comments.

1.2 Project Methodology

The process used in Phase 4 was the foundation for understanding existing conditions and current and future needs. The Facilities Guidelines developed in Phase 2 were used as a baseline for evaluating the size and function of existing court facilities. (As used throughout this report, the term “Facilities Guidelines” refers to those guidelines developed during Phase 2.) The physical condition of facilities was also evaluated. Every evaluated facility—and its principal components—was rated as adequate, marginal, or deficient. The Facilities Guidelines were used to determine current space needs, which were then compared to the amount of space categorized as adequate or marginal to determine additional space required to support current operations (shortfalls). Finally, the Facilities Guidelines were used in conjunction with the forecasts developed in Phase 3 to quantify future court space needs.

Major tasks included the following:

- Inventorying all space currently assigned to the courts by conducting detailed on-site inspections
- Interviewing county administrative and court staff in each county
- Assessing the adequacy of court buildings and internal components based on physical condition, function, and size
- Identifying space shortfalls relative to current needs
- Projecting additional space required to meet forecasted future growth

- Identifying a range of options to meet current and projected needs, ranging from maximum reuse to reduced reuse/increased new construction
- Estimating the level of capital investment required to meet current and future court facilities needs
- Distributing the county reports for review and comment by county administration and the local court
- Developing this statewide summary of the current inventory and evaluation of court facilities, current and future planning options, and estimated capital development costs

1.3 Inventory and Evaluation Process

One of the significant challenges of this project was the recording, organization, and retrieval of the vast amount of information that is required to evaluate more than 400 court facilities that comprise over 10 million square feet of usable area occupied by the courts in the 58 counties. The field survey work alone utilized more than a dozen data collection forms and generated thousands of records on the size, function, and physical conditions of court facilities statewide. When confronted with the information on 400 court facilities, the need for a computer database management system was clear. While the database served as a repository of collected data, its data management tools were used to create a computer model that ensured consistency of data and facility evaluation, making an inherently subjective process more objective and consistent across the state. The statewide summary information regarding the current inventory, conditions, and shortfalls was developed directly from the database, while the summaries of the planning options were developed manually.

Key elements of the survey, inventory, and evaluation process are summarized below. (Refer to Appendix A for additional detailed information regarding the methods developed for the survey and evaluation process.)

Field Survey Preparation

Prior to undertaking on-site field investigation work, the designated team leader for each county reviewed the preliminary information submitted by the county, established contact with the appropriate parties, and compiled existing plans and studies.

Interviews

An important aspect of investigating existing conditions in each county was the opportunity to get the perspective of key people on the state of the court system, both at the overall system level and at the individual court facility level. Countywide interviews were conducted with county and court administration staff, and interviews were conducted at each facility in conjunction with the survey.

Field Survey Work

The planning team physically examined each facility and its site in the court system to get a hands-on perspective of its physical and functional characteristics. Each building's core and shell was rated for overall physical condition and function, and its internal components were rated for physical condition, function, and space. Field survey forms were used for this purpose, and the collected information was subsequently entered into the database.

Post-Survey Work

The information described above was used to determine the state of existing court facilities. When the field survey was completed, the information was entered into the database and reviewed for consistency. The database was designed to automatically produce all site and building evaluations for each building and to calculate the ratings. These included building (core and shell) physical and functional ratings; internal component physical condition, functional adequacy, and spatial ratings; and the shortfall or amount of additional space required for current operations based on the Facilities Guidelines. The individual building evaluations were aggregated to provide a report for each county, and these reports were summarized for inclusion in this statewide report.

1.4 Evaluation Methodology

Site Data

Site locations were inventoried and evaluated overall, and site information was recorded. At least two digital photographs were taken of each site to record its general configuration and character. All facilities were not surveyed to the same level of detail. Where the court was a minor occupant of a building or the building was a part-time or limited resource, the survey was confined to current space utilization information and the condition of the space occupied by the court. Site and general building data were not collected for these facilities. Evaluations conducted in this manner are identified as Level 1 surveys in the reports.

Building Data

The evaluation of each facility (other than Level 1 facilities) included two aspects:

- The evaluation of the building's core and shell
- The evaluation of the building's internal court components

Building Core and Shell – Each building's core and shell was evaluated for physical condition and for its functionality.

Building Physical Condition – Information collected on a building's physical condition included the year of its construction or major renovation, a general description of the type of construction, evaluation of major building core and shell elements such as the roof and exterior enclosure, assessment of compliance with the Americans with Disabilities Act (ADA), and evaluation of major systems (such as its vertical transportation and environmental control systems).

Each major building system was given a physical rating as outlined below:

- 0 = Not applicable; system not required
- 1 = Like-new condition; no renewal required
- 2 = Minor renovation/renewal; represents 25 percent of replacement cost
- 3 = Moderate renovation/renewal; represents 50 percent of replacement cost
- 4 = Substantial renovation/renewal; represents 75 percent of replacement cost

5 = Replace element because element is required but not provided, or in sufficiently bad condition to warrant replacement; represents 100 percent of replacement cost

The overall physical condition of the building was determined using these ratings. The ratings were coupled with construction cost data to calculate the cost of renovation versus the cost of replacement. The physical condition rating reflects the level of investment required to correct deficiencies, as compared to the cost of equivalent new construction. However, the physical score is stated in terms of the value of the building, with value being defined as the equivalent replacement cost less the estimated cost to correct deficiencies. Any building or space that was scored 60 percent or higher was considered adequate, 40 percent to 60 percent marginal, and below 40 percent, deficient for current use. For example, a building rating of 75 percent indicates a current value of 75 percent of its replacement cost. Conversely, the investment necessary to renovate the building to like-new condition would be 25 percent of its estimated replacement cost. As a result of the established rating threshold, buildings and components rated physically adequate require significant improvement, and generate significant estimated improvement costs in the options.

As part of assessing existing physical conditions and the potential for reuse of existing court facilities over the long term, the Task Force developed a cost model based on building age to establish the potential cost of seismic improvements. Limited in scope, the analysis was for the sole purpose of providing a macro-level estimate (for capital planning) of the potential cost of seismic improvement of existing buildings. The analysis did not include any field investigations or engineering analyses, nor did it include any assessment of seismic risk. The potential cost of seismic improvements was developed based solely on the following two factors:

- The reported or observed type of construction used for the building’s structural system
- The year the building was completed

In assigning the cost factors in the seismic cost model, the lateral resistance levels required by the building code in effect at the time of construction were compared to the seismic resistive force levels necessary to meet current FEMA requirements. A cost-per-square-foot value was assigned based on building age and the structural frame type (refer to Appendix B, Seismic Cost Model, for matrix of costs). The assigned cost values included allowances for structural work and for all related work required for access to the structure, and were based on the assumption that the buildings will be completely vacated during construction. No cost allowance was included for temporary relocation costs or the costs of providing alternative temporary space for the displaced occupants during construction. The costs of potential seismic improvements were included in the costs of the planning options.

Building Functional Condition – Each building was also surveyed to determine its suitability to house courtrooms and directly related court functions. Information collected on a building’s functionality for its current primary use included the following elements: overall functional zoning or organization; circulation (public, private, and secure); image as a courthouse; building security; public amenities; and quality of environment. The rating system used is outlined below.

Adequate Functional condition is acceptable or better

Marginal Functional condition has notable shortcomings

Deficient Functional condition fails in one or more major aspects

Not Applicable Functional element is not applicable

Each element was given a score of 10 points for adequate, 5 for marginal, or 0 for deficient. The functional rating was calculated by dividing the scored number of points by the total possible number of points for all applicable elements, and then converting the result to a percentage. Buildings scoring 80 percent or higher relative to the criteria were rated as adequate. Those scoring between 60 percent and 80 percent were rated marginal, and those scoring below 60 percent of a guideline were considered functionally deficient for current use.

Internal Components – Components consist of individual spaces such as courtrooms, chambers, and jury rooms, or blocks of area for functions such as court administration. Components are organized into categories as prescribed by the Trial Court Facilities Guidelines. The trial courtset category includes the courtroom and immediately contiguous spaces such as attorney and witness rooms. The trial court judiciary component includes judges’ chambers, libraries, and judicial conference rooms. (A complete component listing is included in Appendix A, Section 1: Introduction, from a typical county report.) Each component identified in a court facility was surveyed and evaluated in terms of its physical condition and functional adequacy for its intended use. Those components for which a specific space guideline was included in the Facilities Guidelines were also evaluated for spatial adequacy in comparison with the space guideline. For components without a specific space guideline, only the amount of space was recorded. For all non-court functions—such as those for district attorney, probation department, or county offices—only the component area was recorded, and no evaluation of physical or functional conditions was made.

Component Physical Condition – Component physical condition analysis included a review of interior finishes, millwork, built-in furnishings, and major engineering support systems. Each system defined for the study was evaluated on a 0–5 scale, as outlined above for Building Physical Condition. Overall condition was established by comparing the indicated cost of renovating the component area to its replacement cost.

Component Functional Condition – The component functional analysis evaluated each component’s location in the building, adjacencies to other functions, image, quality of environment, acoustics, and security. Additionally, courtrooms were reviewed for sight lines, well size, seating capacity, and for the location of in-custody defendant holding and the path for in-custody access to the courtroom. Each of these survey elements was evaluated as adequate, marginal, deficient, or not applicable, using the same numerical scale and rating thresholds as for the Building Functional Condition. Components scoring 80 percent or higher relative to the criteria were rated as adequate. Those scoring between 60 percent and 80 percent were rated marginal, and those scoring below 60 percent of a guideline were considered functionally deficient for current use. For courtrooms currently used for in-custody criminal matters, holding and access were rated independently. The overall courtroom functional rating will not exceed the independently determined holding/access rating, regardless of the rating determined from the other functional criteria for courtrooms. When in-custody holding was remote from the courtroom or in-custody defendant access was through a public circulation area, a courtroom was considered deficient for current use,

regardless of the rating for other functional evaluation criteria. Similarly, if access was through private circulation areas, a courtroom was rated no higher than marginal for its current use.

Component Spatial Adequacy – For individual spaces for which a space guideline was included in the Facilities Guidelines, the area was recorded and compared to the guideline. The survey team developed scale CAD drawings for each floor of each court building, computed the areas of the rooms and components, and entered the computed areas in the database. The database compared actual areas to the space guideline from the Facilities Guidelines. Any space with 80 percent or more of the guideline was considered adequate; those between 70 percent and 80 percent were marginal; and those with less than 70 percent were deficient, unless rated functionally adequate or marginal. For spaces with no specific size requirements, such as administrative support areas, information was collected to document the current space allocations by component. Current space allocations were compared to area allocations generated by the computer model of the recommended Facilities Guidelines. The results were used to determine the adequacy of current space, to estimate the additional space required to support current operations, and to guide the development of the planning options. In this regard, the Facilities Guidelines were used only as a benchmark, rather than a standard that must be met. Furthermore, the computed space shortfalls were adjusted downward significantly in the planning options process.

The rating thresholds used in the evaluation are summarized in the following chart:

	Adequate	Marginal	Deficient
Physical	60% or higher	between 40 and 60%	below 40%
Function	80% or higher	between 60 and 80%	below 60%
Spatial	80% or higher	between 70 and 80%	below 70%

1.5 Commentary on Evaluation and Planning Process

General Approach

The Task Force specifically designed its evaluation procedures to ensure that existing facilities were evaluated fairly and consistently throughout the state. The focus of the evaluation was to determine how well a facility functioned for its current use. If a space functioned well, it received an adequate or marginal rating regardless of its size relative to the Facilities Guidelines. The functional rating overrides the spatial rating, because buildings that function adequately should be retained for continued use. The Task Force also placed a high priority on security of the public and court participants. The security of handling in-custody defendants was established as an overriding factor governing the rating of courtrooms, and the potential reuse and improvement of existing facilities. The planning effort included developing a series of planning options for each county, using the experience and judgment of the consultants. The evaluation ratings and the required space and

shortfalls that were based on computer models were used to guide the planning process, but with review and adjustment by the Task Force to ensure that the options were realistic and practical.

Physical Rating Threshold

In order to reuse as much of each existing physical plant as practicable, the physical condition ratings used a lower threshold than that used for spatial and functional ratings. This is because physical deficiencies in buildings that are otherwise adequate can be repaired, although at a cost. Any building or component with a physical rating score of 60 percent or higher was considered adequate, between 40 percent and 60 percent marginal, and below 40 percent deficient. Consequently, a building rated as adequate may require improvements costing up to 40 percent of its replacement cost and, in the aggregate, generate significant improvement costs in the planning options.

Potential Seismic Improvement Cost

The seismic improvement costs developed in the building physical evaluation process were estimated for countywide and statewide capital planning purposes only, based solely on the building code in effect at the time of construction, and the observed building frame type. The resulting costs were not based on structural engineering investigation, analysis, or seismic risk assessment, and therefore do not imply relative seismic risk or safety. Specific seismic improvement recommendations and cost estimates should be developed based on structural engineering analysis before making specific project decisions. Code enforcement agencies and existing law do not mandate seismic improvements to existing buildings; however, the Task Force believes that it is prudent to consider the potential seismic improvement costs when evaluating existing facilities to determine their potential for retention and reuse. The provision of a capital budget to address seismic improvements is also consistent with ongoing programs within other California agencies that are addressing seismic improvements to public buildings in the interest of public safety. (Refer to Section 5 of this report for more information; the potential costs for seismic improvements are included in the estimated cost of the current need in the planning options.)

Functional Evaluation Overrides Spatial Considerations

With respect to the rating of internal components, the Task Force was careful to ensure that an adequately functioning space was not categorized as deficient simply because it did not meet size criteria contained in the Facilities Guidelines. In terms of functional suitability, buildings scoring 80 percent or higher relative to the criteria were rated as adequate. Those scoring between 60 percent and 80 percent were rated marginal, and those scoring below 60 percent of a guideline were considered functionally deficient for current use. The spatial guidelines, which were developed for new court construction, were used as a baseline for evaluating existing courts by applying an 80 percent rule. Any existing space that was 80 percent of a guideline size or greater was considered adequate. Those between 70 percent and 80 percent of a guideline size were rated marginal, subject to review of how well the space actually functioned for its current use. Components with less than 70 percent of a space guideline were rated deficient, unless rated functionally adequate or marginal. If a spatially deficient component was rated functionally deficient, it was evaluated for alternative uses. To illustrate the concept, the table below summarizes the overall ratings of a component resulting from the possible combinations of functional and spatial evaluations:

Functionally adequate and spatially adequate	Adequate
Functionally adequate but spatially marginal	Adequate
Functionally adequate but spatially deficient	Marginal
Functionally marginal, regardless of spatial rating	Marginal
Functionally deficient, regardless of spatial rating	Deficient

Security Overrides Other Functional Considerations

In evaluating the function of courtrooms used for criminal proceedings, the Task Force established a policy that the evaluation of the secure holding space and in-custody access would supersede the rating based on the other functional evaluation criteria. Any criminal courtroom that required moving the in-custody defendant through public areas of the courthouse would be rated deficient for its current use. If the path included movement through the restricted private circulation system normally used for judges and court staff, the courtroom would be rated no higher than marginal. However, in developing the planning options, the Task Force made every effort to recommend reassigning such courtrooms for civil proceedings.

Optimum Use Analysis

A method was developed to allow consideration of improving the use of existing space by modeling marginal and deficient courtrooms against the Facilities Guidelines to determine their optimum use. For example, a courtroom that is deficient as a jury courtroom could potentially be recycled as a nonjury courtroom, and one that is deficient as a criminal courtroom could be recycled as a civil courtroom. The purpose of the optimum use analysis is to use all existing space optimally and to minimize the need for capital investment. While changing the use of an existing space to one that is more compatible with its physical and functional attributes may reduce the need for investment in new court facilities, the changed use may not meet the programmatic or operational needs of the court.

Computation of Current and Future Space Requirements and Shortfalls

After evaluating existing conditions, the need for additional space to support current operations was determined by comparing space required to current space available. Based on the Facilities Guidelines and current judicial positions and staffing, a model space program was developed for each facility to establish the space required. The amount of required space was first compared to the amount of adequate space available and then to adequate plus marginal space available, and the differences computed as the shortfalls. In applying the Facilities Guidelines to existing facilities, the Task Force recognized that many existing components may be working well, even though not fully meeting the guidelines. Therefore, when components were rated functionally adequate or marginal, the following rules were applied in computing space shortfalls:

- Rooms with a specified minimum area guideline: If their areas were 80 percent or more of the space guideline for the room, no shortfall was calculated.
- Support spaces determined by ratios: If the number of spaces available equaled 80 percent or more of the number required, no shortfalls were calculated.

- All other spaces modeled on an area-per-unit basis (e.g., square feet per employee): If the available area equaled 80 percent or more of the required amount of space, no shortfalls were calculated.

The amount of space required to meet future forecasted growth was developed using a model program based on the full application of the Facilities Guidelines. The potential costs to upgrade existing building systems, as well as the costs to fully meet existing space shortfalls and provide space for future growth, were developed using the computer model. The computer-generated cost information was not used as the basis for estimating the required capital resources, but was used solely as a starting point for developing the planning options.

Building Retention Options

An overarching objective of the Task Force was to ensure that court facility resources are not discarded without sufficient reason. Upon completion of the facilities evaluation, and prior to the development of planning options, the consultants performed a preliminary building-by-building assessment of the potential reuse of each building. The assessment reviewed the evaluation findings for each building and considered its relative value in terms of its role within the overall court system, including consideration of its optimum use and its value as a long-term physical resource. In performing this analysis, the consultants’ objective was to consider and document a broad range of retention and reuse options. Specific potential reuse options were listed for each building, ranging from continued use for its current function, to a new designated use, to phase-out and replacement. The potential reuse options were influenced by broad systemic planning issues such as consolidation, operational efficiencies, future geographic growth patterns, and service delivery changes. The results of the analysis provided the basis for the planning options for each county.

Planning Option Development

The purpose of the planning process was to prepare potential capital development costs based on a range of specific and practical development options. In that process, the consultants explored options for the reuse, expansion, or replacement of court facilities in each county. An overall strategic concept was developed for each county, and each existing facility was evaluated as to how it could best be utilized to support the concept at the lowest capital cost. Generally two or more options were developed to satisfy the overall concept—one reflecting maximum reuse of existing facilities, and the other addressing reduced reuse, usually with more facility consolidations and replacement of existing facilities. As with the building retention options analysis, broad-based planning issues such as consolidation, operational efficiencies, geographic growth patterns, and service delivery changes were considered in developing the options.

The estimated renovation cost was computed for each existing building within each option, with the assistance of a professional construction cost estimator familiar with court facilities construction in California. The estimated costs included physical and functional improvements, meeting critical shortfalls, and buying out space occupied by non-court functions related to the reuse of existing buildings. The estimated cost of buying out non-courts occupants included the full replacement cost of a like amount of suitable space in a new building on an undesignated site. Estimated costs were also developed for new and expanded space to replace existing buildings that would be phased out in the option, and for new facilities to accommodate projected growth, based on the space model developed from the Facilities Guidelines. Project costs over and above the construction cost were estimated by applying allowances to account for professional fees; testing; permits; fixtures,

furnishings, and equipment. For all new and replacement facilities, including buyouts, allowances were added to cover the costs of site development, parking, and land acquisition. (An explanation of the cost estimating methodology is included in Section 5 of this report.)

Review by County and Local Court

Finally, the inventory reports, evaluations of the existing court facilities, and the planning options were distributed to court and county representatives for review and comment. The purpose of this review was threefold:

- To provide each court and county with the inventory findings for verification of facility information that was included in the database
- To present each court and county with the results of the evaluation of existing court facilities and seek their review and comments
- To seek each court’s and county’s perspective with regard to the suggested planning options

1.6 Summary of Findings

Inventory Findings

The survey of the inventory of the state’s existing court facilities statewide, completed in midyear 2000, identified a total of 451 facilities, 2,136 courtrooms, and 10,138,323 square feet of usable area for court functions. The counties owned nearly three-fourths of the buildings housing courts, comprising 89 percent of the usable area of court facilities, and the balance are leased.

Most court space statewide (91 percent) is in mixed-use buildings, in which the courts share space with courts-related county agencies such as the district attorney, public defender, probation, and family support units. Only 12 percent of the buildings are exclusively used for court functions. Furthermore, the courts occupy nearly one-half (49 percent) of the total usable area of all buildings occupied by the courts, with court-related functions occupying 20 percent of the usable area. The balance of usable area of buildings consists of common building support functions at 26 percent, and non-court occupancies at 5 percent.

Court functions are the dominant use in most buildings. Sixty percent of the court space is located in buildings that have 60 percent or more of their space devoted to courts. Nearly half (47 percent) of all court buildings are devoted exclusively to court and court-related uses, while a majority (59 percent) have over 80 percent of their space devoted to those uses.

The portfolio of buildings used for court functions is aging, with 71 percent of the usable area of courts housed in buildings that are over 20 years old.

Nearly two-thirds of the courtrooms statewide (63 percent) are used for criminal proceedings. Another 29 percent of courtrooms are devoted to civil and family proceedings. The average area of courtrooms is 1,399 square feet, compared with the guideline of 1,500 to 1,800 square feet for a multipurpose courtroom. Approximately three-fifths (61 percent) of all courtrooms have areas of less than the minimum guideline of 1,500 square feet.

A large majority of courtrooms are both jury capable and in-custody capable. Three-fourths of all courtrooms (76 percent) are jury capable, and 59 percent are either fully or partially in-custody capable.

The largest space components are trial courtset, court administration, and trial court judiciary. Together these three categories account for over three-fourths of the court area statewide.

Evaluation Findings

Five buildings, representing only one-half of one percent of all usable area of courts, were found to be physically deficient based on the evaluation of the building core and shell. However, a building rated as adequate may require improvements costing as much as 40 percent of its replacement cost. In order to reuse as much of the existing physical plant as practicable, and in recognition that physical deficiencies can be repaired (although at a cost), the Task Force used a lower physical condition rating threshold than for spatial and functional ratings. ADA compliance, fire protection, life safety, and HVAC systems are among the key issues rated as requiring improvements.

One hundred eighty-seven buildings, comprising 15.5 million square feet of gross building area, are indicated as potentially requiring seismic improvements. The potential seismic improvement cost is based on the gross area of buildings, including mixed-use buildings. The potential cost of seismic improvements for all buildings evaluated is \$575 million, on the basis of building construction cost, net of project costs, site acquisition, site development, and land.

Twenty-two percent of all court usable area is located in buildings rated functionally deficient based on the functional evaluation of the buildings’ core and shell elements. The top three functional issues contributing to the deficient ratings are secure circulation, building security, and judicial/staff circulation. Each of these factors relates to the overall security and safety of the public and staff. The functional evaluation of buildings suggests significant need for improvement of the court facilities.

Ninety-one buildings were rated both physically and functionally adequate, constituting only 39 percent of the courtrooms and 45 percent of the usable area of courts evaluated statewide.

The functional evaluation of courtrooms indicated 451 courtrooms, or 21 percent of all courtrooms, are deficient for their current use. Of those, 241 had deficient holding facilities, and 281 had deficient in-custody access. The top three functional issues for courtrooms rated deficient were defendant holding/access, security, and access.

The overall evaluation of components resulted in approximately three-fourths (78 percent) of the usable area of components being rated adequate. While the evaluation of components included spatial, physical, and functional evaluation, the results were based primarily on the functional rating. The components with the highest percentage of usable area rated either marginal or deficient were trial courtset, jury assembly, trial court judiciary, family court services, court administration, and in-custody holding. This analysis does not measure overcrowding of spaces. The best indication of overcrowding is the analysis of space shortfalls, especially in administrative and support spaces.

Space shortfalls in component areas for most counties range from 40 to 65 percent of required space if all space were reused, based on application of the Facilities Guidelines. The significant shortfalls reflect the disparity between the statewide average of 4,746 square feet of usable court area per courtroom and the 8,500 to 10,000 square feet per courtroom generated by the model space

program. If the entire 10 million square feet of court space inventory were replaced to Facilities Guidelines, approximately two times that amount would be required to meet the current need. However, computed shortfalls were adjusted downward during the planning process, guided by the functional evaluation and practical considerations related to reusing as much of the existing available space as practical.

Analysis of Planning Options for Current Need

Planning options were developed for each county, and generally included a minimum of two options: one reflecting maximum reuse of existing facilities, and the other reflecting reduced reuse of existing facilities and increased new construction. When more than two options were developed, the maximum reuse and reduced reuse options were selected to reflect the extremes of the range of options, both in terms of cost and extent of reuse of existing facilities. For the statewide summary, the maximum reuse options reflect the aggregate of the maximum reuse options for each of the 58 counties, while the reduced reuse options reflect the aggregate of the reduced reuse options for the 58 counties.

Reflecting the conservatism inherent in the planning options, most of the existing court facilities were retained and reused (both with and without improvements). Specifically, nearly half of all court buildings (46 percent), comprising nearly two-thirds of all courtrooms (65 percent) and over two-thirds of all court space (71 percent), were retained in all options. Moreover, 142 buildings, comprising approximately one-eighth of the state’s court space, were to be phased out in all options. Many of these were temporary structures or leased spaces in non-court buildings, while a few were outmoded or dysfunctional facilities in which the existing conditions could not be economically mitigated through renovation. The reuse of the balance of existing facilities—103 buildings with 17 percent of the court space—was dependent on the options, representing the difference between the maximum reuse and the reduced reuse options.

The current need for court facilities reflects the provision of courtrooms and related court spaces for the current number of judicial positions through a combination of the following development actions:

- Reuse of existing facilities without improvements
- Addition of space within existing buildings through renovation of existing court space or conversion of existing space occupied by others
- Construction of new space

The net increase in court space statewide reflected in the current need in the options was a result of the combined effects of addressing space shortfalls and replacing existing space. Existing space was replaced in conformance with Facilities Guidelines, either by renovation of space within existing buildings or by constructing new facilities, or both. The number of courtrooms for the current need reflected in the maximum reuse and reduced reuse options varies from 2,153 to 2,158 respectively, depending on the options. The variation is the result of practical considerations concerning the logical phasing of court facility development actions in the planning options for some of the counties.

The maximum reuse options provide a total of 12.6 million square feet of usable area housed in 10.1 million square feet of existing and expanded buildings and 2.5 million square feet of new

construction. The reduced reuse options provide a total of 14.1 million square feet of usable area housed in 8.0 million square feet of existing and expanded buildings and 6.1 million square feet of new construction. The maximum reuse options provide 101 new courtrooms within existing buildings, principally through buying out of existing space occupied by court-related or non-court agencies, while the reduced reuse options provide 60 new courtrooms within existing buildings. While the maximum reuse options provide 56 new buildings with 301 courtrooms, the reduced reuse options provide 96 new buildings with 724 courtrooms.

The estimated capital costs to meet the current need for new and modified facilities were developed based on the options. The costs to provide for current need were expressed as a range of costs from low to high that relates to the range of options from maximum reuse to reduced reuse. The evaluation findings and computed shortfalls guided the development of planning options, as well as the estimates of the potential capital costs of the options. The estimated costs for the current need include the costs of functional improvements, buying out of space from court-related and non-court occupancies, physical improvements, potential seismic upgrades, and phasing out and replacing some existing facilities with new facilities conforming to Facilities Guidelines. All costs were expressed as constant 1999 dollars, without adjustment for inflation. All costs were developed using a cost model based on the Facilities Guidelines and the application of unit cost factors for each component, together with applicable project costs such as fees, testing, inspection and permits, fixtures, furnishings, equipment, land acquisition, site development, and parking.

- **Functional Improvements, Space Buy-out, and New Facilities.** Functional improvements include the renovation of existing space related to their change of use, or reconfiguration as required to improve function or mitigate existing shortfalls. Space buy-outs represented the cost of relocation of existing court-related or non-court occupants, including the total cost of replacing their space in a new building on a new (unspecified) site, together with the cost of renovating the bought-out space for the proposed court use. Most of the options costs identified as functional improvements, space buyout, and as new and replacement facilities were driven by the need for mitigation of existing functional deficiencies. Buildings were phased out and replaced generally due to functional, rather than physical, deficiencies. For the maximum reuse options, functional improvements represent 9 percent of the cost of current need, space buyouts 9 percent, and new and replacement buildings 39 percent. For the reduced reuse options, functional improvements represent 4 percent of the cost of current need, space buyouts 3 percent, and new and replacement buildings 71 percent.
- **Physical Improvements.** The costs of physical improvements included the estimated costs to upgrade the buildings and their internal components, based on the evaluation of their physical condition. In the maximum reuse options, the cost of physical improvements amounts to 20 percent of the total cost of the current need. In the reduced reuse options, they constitute only 11 percent of the cost of the current need. Physical improvements include major repairs and capital improvements for exterior walls, roofs, ADA, vertical transportation, life safety, fire protection, signage and graphics, plumbing, HVAC, electrical, communications, and seismic.
- **Seismic Improvements.** The potential cost of seismic improvements was estimated based solely on the age of buildings and the type of structure. As such, the information represents only a preliminary estimate of potential seismic improvement costs. Actual costs, if any, can be determined only after an engineering assessment and survey of seismic conditions in connection with a particular project. For each building retained in the options, the potential seismic

improvement cost for the building was included in the cost of each option. Conversely, for buildings phased out in an option, the potential seismic improvement costs were not included in that option. Potential seismic costs represent 23 percent of the current need in the maximum reuse options, and 11 percent of the current need in the reduced reuse options.

The estimated capital budget for current needs is \$2,808 million for the maximum reuse options and \$3,383 million for the reduced reuse options. The estimated costs for the current need include the costs of physical improvements; potential seismic upgrades; functional improvements; buying out of space from court-related and non-court occupancies; and phasing out and replacing some existing facilities with new facilities conforming to the Facilities Guidelines. The distribution of the cost of the current need in the maximum reuse and reduced reuse options is illustrated by the following charts.

In comparison with the maximum reuse options, the reduced reuse options provide more replacement of existing facilities, greater compliance with Facilities Guidelines, more new facilities, and fewer facilities overall. As a result of more space in new buildings, the reduced reuse options are expected to provide greater operational efficiency. Because the maximum reuse options devote two-thirds of their cost to improvement of existing buildings and buying out of space for other agencies, the reduced reuse options reflect a greater return from each dollar of capital expenditure directly to the benefit of the courts.

the cost model for new construction applied to the model space program. The estimated cost for new facilities to accommodate growth through 2020 is \$2,075 million.

Figure 1A
Cost Distribution of Current Need
Maximum Reuse Options

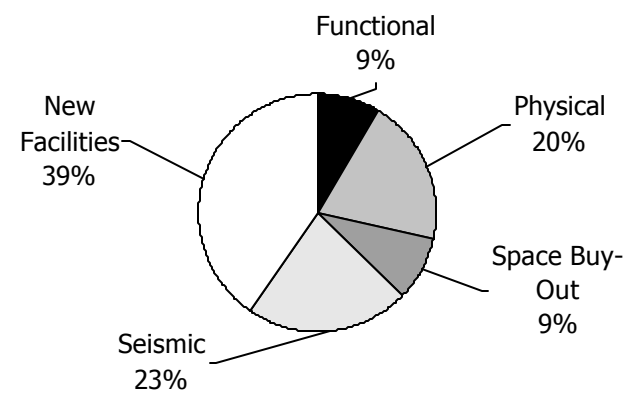
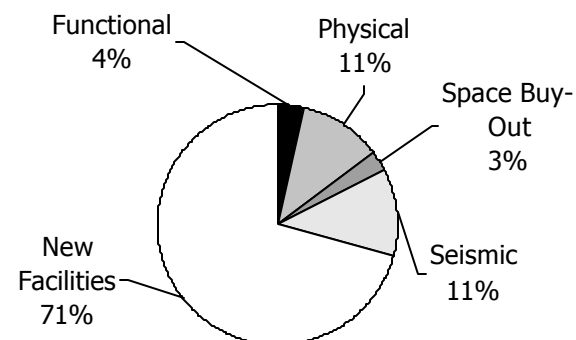


Figure 1B
Cost Distribution of Current Need
Reduced Reuse Options



Analysis of Planning Options for Future Need

The amount of space required to meet future forecasted growth was developed using a model space program based on the full application of the Facilities Guidelines and the projected 20-year growth of judicial positions and court staff prepared during Phase 3 of the study. During the options planning process, the future need based on the projected growth was accommodated in the options, principally through the addition of new facilities. The future facility requirements are independent of the reuse of existing facilities, and are therefore the same for the maximum reuse and reduced reuse options. Future need was addressed in the options by the construction of new facilities, with

Section 2: Inventory

This section provides a descriptive summary of current physical resources used by the trial court system throughout the state of California. The assets described are those existing at the time of the survey, which took place between July 1999 and June 2000. Information presented in this series of summary tables relates primarily to direct court functions of the trial courts, as defined in the recommended Facilities Guidelines. For the purpose of this study, court facilities were defined as those housing court functions that are the responsibility of the trial courts, as provided by the Act. Court occupancy includes only those spaces that are the responsibility of the court, together with any non-court funded operations, such as in-custody defendant holding spaces and related security staff spaces that are necessary for the operation of the courts. Building support functions were captured separately, since they may support multiple users in a mixed-use building. Court space excludes areas assigned to court-related agencies (such as the district attorney, public defender, probation department, and family support services), and to non-court agencies (such as land records agencies and boards of supervisors). Building support functions are uses that support all the occupants of the building, such as mechanical and electrical rooms, elevators, public restrooms, and building lobbies. Information on space utilization for these functions was inventoried as part of the analysis, primarily to provide a complete perspective of current building utilization, and to facilitate examination of alternatives for meeting current and future space needs by displacing non-court users.

The court facilities inventory information presented in the following tables has been developed through a process of data collection, field surveys, and interviews. The consultants' survey teams collected building floor plans, master plans, and other data; physically surveyed each court facility in each county; conducted interviews with the court and county representatives; and conducted interviews with the individuals responsible for the operation and maintenance of the individual buildings. The facility utilization information was recorded on the floor plans, and the data on the site, buildings, and internal components were recorded in a database. The inventory tables are explained in the paragraphs that follow.

2.1 Facility Inventory Summary

The table summarizes inventory data for each county, including the county population and statewide ranking, number of judicial equivalents and ranking, number of buildings, number of courtrooms, and assigned usable area of court space, measured as component gross square feet (CGSF). Assigned usable area is distinguished from building gross area, which includes such building core elements as elevators, stairs, main corridors, mechanical rooms, and exterior wall area.

The inventory of court facilities throughout California includes a total of 451 facilities, 2,136 courtrooms, and 10,138,323 square feet of assigned usable area for court functions. Of the total usable area of court space, 32 percent of the space is in Los Angeles County. The most populous nine counties account for 72 percent of the space, and the largest 21 counties comprise 90 percent of the total. Since unification has only come about within the past few years, the current inventory for most counties reflects the organization of the state trial courts prior to unification, with numerous and dispersed court locations. As a result, such courts had not yet been able to fully realize the potential benefits of trial court unification, which could include the reduction of in-custody defendant transportation throughout the system, and the potential savings available through consolidation of space for court-related agencies.

Table 2.1 Facility Inventory Summary

County	County Population		Judicial Equivalents		Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)
	Number	Rank	Number	Rank			
1 Alameda	1,379,100	7	87.8	5	15	99	523,673
2 Alpine	1,218	58	1.9	56	1	1	2,568
3 Amador	33,271	46	2.9	44	1	3	12,348
4 Butte	200,475	27	11.6	27	7	14	59,439
5 Calaveras	39,300	45	2.7	45	1	3	6,259
6 Colusa	18,688	51	2.2	51	2	2	10,038
7 Contra Costa	891,825	9	46.0	10	21	46	212,245
8 Del Norte	28,575	48	2.5	47	2	3	12,584
9 El Dorado	149,650	30	10.5	29	5	11	45,778
10 Fresno	795,800	10	44.5	11	15	50	168,421
11 Glenn	27,275	49	2.1	52	4	2	17,018
12 Humboldt	126,450	32	8.0	35	5	13	53,397
13 Imperial	143,975	31	11.0	28	6	12	36,022
14 Inyo	18,563	52	2.2	50	3	4	9,521
15 Kern	649,775	14	40.1	12	12	45	217,611
16 Kings	119,225	34	7.9	35	7	11	53,696
17 Lake	56,825	40	4.6	43	3	5	15,608
18 Lassen	33,088	47	2.5	48	2	3	8,864
19 Los Angeles	9,519,550	1	631.1	1	69	640	3,282,145
20 Madera	113,800	35	7.3	36	4	9	18,654
21 Marin	240,050	23	15.2	22	3	16	66,414
22 Mariposa	16,463	53	1.9	57	1	2	3,119
23 Mendocino	86,450	37	9.3	32	7	14	40,627
24 Merced	203,925	26	10.2	31	10	10	32,983
25 Modoc	10,150	56	2.0	55	2	2	9,606
26 Mono	10,825	55	2.1	53	2	4	11,372
27 Monterey	365,450	20	18.6	21	8	21	97,619
28 Napa	120,075	33	8.5	33	5	11	53,037
29 Nevada	90,275	36	7.0	37	3	6	24,162
30 Orange	2,683,525	3	152.0	3	12	152	782,496
31 Placer	215,800	25	12.0	26	9	17	62,147
32 Plumas	20,438	50	2.3	49	4	5	10,472
33 Riverside	1,442,375	6	70.4	7	21	84	445,655
34 Sacramento	1,157,250	8	68.9	9	12	82	424,316
35 San Benito	45,500	43	2.6	46	2	4	9,166
36 San Bernardino	1,639,900	5	75.0	6	23	83	465,027
37 San Diego	2,737,900	2	160.3	2	22	175	755,487
38 San Francisco	771,775	11	69.2	8	4	67	241,584
39 San Joaquin	546,300	15	29.4	15	13	30	145,705
40 San Luis Obispo	234,800	24	13.2	24	5	18	45,996
41 San Mateo	704,600	13	36.9	13	8	36	178,339
42 Santa Barbara	399,175	18	24.8	16	8	29	133,225
43 Santa Clara	1,655,725	4	96.0	4	17	95	436,189
44 Santa Cruz	248,100	22	13.3	23	6	14	58,259
45 Shasta	165,900	28	12.0	25	8	12	46,583
46 Sierra	3,378	57	1.4	58	1	1	4,853
47 Siskiyou	44,525	44	5.0	41	6	8	18,821
48 Solano	385,425	19	21.1	18	3	23	137,876
49 Sonoma	430,900	17	20.0	20	7	23	89,800
50 Stanislaus	433,200	16	21.5	17	6	21	76,852
51 Sutter	77,000	38	5.3	40	3	6	21,572
52 Tehama	55,475	41	4.8	42	5	5	23,759
53 Trinity	13,538	54	2.0	54	3	4	10,218
54 Tulare	362,175	21	20.4	19	6	25	106,928
55 Tuolumne	53,150	42	6.0	38	2	4	15,366
56 Ventura	724,950	12	35.9	14	5	36	219,858
57 Yolo	157,500	29	10.4	30	3	10	37,252
58 Yuba	62,000	39	5.4	39	1	5	29,694
Statewide Totals	32,962,370		2,001.7		451	2,136	10,138,323

Trial Court Facilities

2.2 Facility Ownership

Table 2.2 summarizes court facility ownership in each county. Showing the owned and leased space in terms of usable area, the table is based on information provided by the counties at the facility-level interviews.

The data indicate that counties own three-fourths of all court-occupied buildings statewide, constituting 89 percent of court facilities space. Counties have used innovative financing and project delivery methods, including lease-purchase and design-build. For this survey, facilities with lease-purchase financing are considered the same as owned facilities. Leased space—which predominantly consists of smaller, temporary, or relocatable buildings; records storage facilities; and administrative space—accounts for 11 percent of the total space.

Table 2.2 Facility Ownership

County	Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)	County Owned			Leased / Other		
				Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)
1 Alameda	15	99	523,673	10	76	439,526	5	23	84,147
2 Alpine	1	1	2,568	1	1	2,568	0	0	0
3 Amador	1	3	12,348	1	3	12,348	0	0	0
4 Butte	7	14	59,439	7	14	59,439	0	0	0
5 Calaveras	1	3	6,259	1	3	6,259	0	0	0
6 Colusa	2	2	10,038	2	2	10,038	0	0	0
7 Contra Costa	21	46	212,245	10	44	178,530	11	2	33,715
8 Del Norte	2	3	12,584	2	3	12,584	0	0	0
9 El Dorado	5	11	45,778	5	11	45,778	0	0	0
10 Fresno	15	50	168,421	5	38	135,800	10	12	32,621
11 Glenn	4	2	17,018	3	2	17,018	1	0	0
12 Humboldt	5	13	53,397	5	13	53,397	0	0	0
13 Imperial	6	12	36,022	6	12	36,022	0	0	0
14 Inyo	3	4	9,521	1	2	5,153	2	2	4,368
15 Kern	12	45	217,611	12	45	217,611	0	0	0
16 Kings	7	11	53,696	7	11	53,696	0	0	0
17 Lake	3	5	15,608	2	4	14,576	1	1	1,032
18 Lassen	2	3	8,864	2	3	8,864	0	0	0
19 Los Angeles	69	640	3,282,145	58	590	3,071,889	11	50	210,256
20 Madera	4	9	18,654	4	9	18,654	0	0	0
21 Marin	3	16	66,414	2	16	65,548	1	0	866
22 Mariposa	1	2	3,119	1	2	3,119	0	0	0
23 Mendocino	7	14	40,627	5	12	34,695	2	2	5,932
24 Merced	10	10	32,983	7	8	26,642	3	2	6,341
25 Modoc	2	2	9,606	2	2	9,606	0	0	0
26 Mono	2	4	11,372	1	2	4,858	1	2	6,514
27 Monterey	8	21	97,619	6	19	93,807	2	2	3,812
28 Napa	5	11	53,037	3	6	22,667	2	5	30,370
29 Nevada	3	6	24,162	3	6	24,162	0	0	0
30 Orange	12	152	782,496	11	149	764,097	1	3	18,399
31 Placer	9	17	62,147	8	16	61,203	1	1	944
32 Plumas	4	5	10,472	4	5	10,472	0	0	0
33 Riverside	21	84	445,655	15	81	402,217	6	3	43,438
34 Sacramento	12	82	424,316	6	63	254,026	6	19	170,290
35 San Benito	2	4	9,166	2	4	9,166	0	0	0
36 San Bernardino	23	83	465,027	16	70	368,515	7	13	96,512
37 San Diego	22	175	755,487	21	173	745,851	1	2	9,636
38 San Francisco	4	67	241,584	2	26	104,534	2	41	137,050
39 San Joaquin	13	30	145,705	11	29	136,324	2	1	9,381
40 San Luis Obispo	5	18	45,996	1	12	40,699	4	6	5,297
41 San Mateo	8	36	178,339	5	30	137,467	3	6	40,872
42 Santa Barbara	8	29	133,225	6	27	127,327	2	2	5,898
43 Santa Clara	17	95	436,189	10	73	320,552	7	22	115,637
44 Santa Cruz	6	14	58,259	6	14	58,259	0	0	0
45 Shasta	8	12	46,583	6	12	42,464	2	0	4,119
46 Sierra	1	1	4,853	1	1	4,853	0	0	0
47 Siskiyou	6	8	18,821	3	5	13,396	3	3	5,425
48 Solano	3	23	137,876	3	23	137,876	0	0	0
49 Sonoma	7	23	89,800	2	17	69,345	5	6	20,455
50 Stanislaus	6	21	76,852	3	18	71,369	3	3	5,483
51 Sutter	3	6	21,572	2	6	20,572	1	0	1,000
52 Tehama	5	5	23,759	3	4	23,066	2	1	693
53 Trinity	3	4	10,218	1	2	9,493	2	2	725
54 Tulare	6	25	106,928	6	25	106,928	0	0	0
55 Tuolumne	2	4	15,366	2	4	15,366	0	0	0
56 Ventura	5	36	219,858	3	35	217,658	2	1	2,200
57 Yolo	3	10	37,252	2	9	34,952	1	1	2,300
58 Yuba	1	5	29,694	1	5	29,694	0	0	0
Statewide Totals	451	2,136	10,138,323	336	1,897	9,022,595	115	239	1,115,728
Percentage of Total				74.5%	88.8%	89.0%	25.5%	11.2%	11.0%

Trial Court Facilities

2.3 Facility Occupancy

The table summarizes facility occupancy data for each county. The information indicates the nature and extent of mixed use of court facilities. It also provides an indication of the amount of common use support areas, such as mechanical spaces, shared corridors, and other areas.

The courts occupy nearly one-half (49 percent) of the total usable area of buildings occupied by the courts, with court-related functions occupying 20 percent of the usable area. The balance of usable area of buildings consists of common building support functions at 26 percent, and non-court occupancies at 5 percent.

Table 2.3 Facility Occupancy

County	Number of Buildings	Number of Courtrooms	Courts Occupancy	Court-Related Occupancy	Non-Courts Occupancy	Building Support Occupancy	Total	Total
			Assigned Usable Area (CGSF)	Assigned Usable Area (CGSF)	Assigned Usable Area (CGSF)	Assigned Usable Area (CGSF)	Assigned Usable Area (CGSF)	Building Gross Area (SF)
1 Alameda	15	99	523,673	128,626	341,173	250,036	1,243,508	1,424,274
2 Alpine	1	1	2,568	2,271		1,902	6,741	7,326
3 Amador	1	3	12,348	1,832		4,205	18,385	21,074
4 Butte	7	14	59,439	9,501	1,070	15,816	85,826	93,878
5 Calaveras	1	3	6,259	4,175	143	3,985	14,562	18,488
6 Colusa	2	2	10,038	3,540		13,272	26,850	26,700
7 Contra Costa	21	46	212,245	38,500	27,804	76,242	354,791	407,093
8 Del Norte	2	3	12,584	15,181		9,923	37,688	29,008
9 El Dorado	5	11	45,778	15,756	37,239	23,818	122,591	152,104
10 Fresno	15	50	168,421	43,936	895	78,291	291,543	374,420
11 Glenn	4	2	17,018	1,322	14,857	3,663	36,860	41,060
12 Humboldt	5	13	53,397	55,007	38,781	72,588	219,773	244,446
13 Imperial	6	12	36,022	17,982	8,358	18,043	80,405	89,818
14 Inyo	3	4	9,521	102		5,965	15,588	35,378
15 Kern	12	45	217,611	51,798		115,878	385,287	542,725
16 Kings	7	11	53,696	2,334		16,565	72,595	79,046
17 Lake	3	5	15,608	9,295	22,598	14,660	62,161	65,645
18 Lassen	2	3	8,864	10,344	9,627	4,703	33,538	44,200
19 Los Angeles	69	640	3,282,145	1,109,841	22,976	2,071,295	6,486,257	7,019,617
20 Madera	4	9	18,654	1,944	692	8,798	30,088	42,399
21 Marin	3	16	66,414	86,009	14,082	51,342	217,847	253,635
22 Mariposa	1	2	3,119	1,217		923	5,259	5,920
23 Mendocino	7	14	40,627	25,329	8,299	16,209	90,464	96,929
24 Merced	10	10	32,983	9,981		10,466	53,430	67,643
25 Modoc	2	2	9,606	3,242	7,444	9,725	30,017	34,015
26 Mono	2	4	11,372	1,729	1,196	3,682	17,979	21,607
27 Monterey	8	21	97,619	17,662	74,442	54,764	244,487	264,170
28 Napa	5	11	53,037	2,318		21,225	76,580	135,623
29 Nevada	3	6	24,162	22,117	6,678	33,330	86,287	95,398
30 Orange	12	152	782,496	120,581	171	430,599	1,333,847	1,499,577
31 Placer	9	17	62,147	99,734	9,756	19,846	191,483	200,597
32 Plumas	4	5	10,472	7,733	10,732	9,307	38,244	43,529
33 Riverside	21	84	445,655	30,050	54,154	142,251	672,110	1,073,148
34 Sacramento	12	82	424,316	68,199	2,081	161,392	655,988	713,489
35 San Benito	2	4	9,166	906	6,945	6,565	23,582	27,096
36 San Bernardino	23	83	465,027	131,539	3,613	144,534	744,713	782,898
37 San Diego	22	175	755,487	514,924	4,581	498,794	1,773,786	1,917,378
38 San Francisco	4	67	241,584	545,291	18,250	145,052	950,177	1,034,386
39 San Joaquin	13	30	145,705	48,803	16,204	47,571	258,283	299,659
40 San Luis Obispo	5	18	45,996	101,685		17,633	165,314	240,860
41 San Mateo	8	36	178,339	85,900	40,544	90,363	395,146	435,452
42 Santa Barbara	8	29	133,225	58,012	7,632	57,457	256,326	295,834
43 Santa Clara	17	95	436,189	34,124	410	124,978	595,701	741,214
44 Santa Cruz	6	14	58,259	3,928	191,572	12,785	266,544	265,365
45 Shasta	8	12	46,583	52,651	16,236	20,373	135,843	145,078
46 Sierra	1	1	4,853	4,641	3,866	2,977	16,337	19,181
47 Siskiyou	6	8	18,821	7,251	12,089	8,749	46,910	66,418
48 Solano	3	23	137,876	46,624		52,348	236,848	314,990
49 Sonoma	7	23	89,800	94,813		34,099	218,712	212,968
50 Stanislaus	6	21	76,852	26,592		19,522	122,966	131,169
51 Sutter	3	6	21,572	7,022	6,757	13,135	48,486	50,615
52 Tehama	5	5	23,759	8,518	24,076	18,832	75,185	82,723
53 Trinity	3	4	10,218	3,606	8,405	9,939	32,168	43,677
54 Tulare	6	25	106,928	90,121	33,528	51,631	282,208	306,710
55 Tuolumne	2	4	15,366	5,096		5,791	26,253	28,920
56 Ventura	5	36	219,858	99,140	3,305	85,348	407,651	449,509
57 Yolo	3	10	37,252	15,113		16,073	68,438	75,784
58 Yuba	1	5	29,694	54,798	6,041	37,243	127,776	142,460
Statewide Totals	451	2,136	10,138,323	4,060,286	1,119,302	5,296,501	20,614,412	23,374,323
Percentage of Total CGSF			49.2%	19.7%	5.4%	25.7%		

Trial Court Facilities

2.3a Facility Occupancy (Courts)

Table 2.3a summarizes the level of mixed occupancy of the state’s court facilities, based on information gathered through physical surveys and information provided by the court and county personnel accompanying the survey team. Court occupancy of each building within each county was compared to the total usable area of the building and tabulated according to the percentage of total occupancy. Ranges examined were 100 percent, 80 to 100 percent, 60 to 80 percent, 20 to 60 percent, and less than 20 percent. Included in the latter category were many of the smaller court facilities, referred to as Level 1 facilities, and partial occupancies within larger facilities.

A large majority of court buildings statewide (88 percent) are mixed-use. Only 12 percent of the buildings statewide, constituting 9 percent of the usable area, are exclusively used for court functions. Three-fifths (60 percent) of the court space is located in buildings with 60 percent or more of their space devoted to court occupancies.

Table 2.3a Facility Occupancy (Courts)

County				100% Occupancy			>=80% and < 100% Occupancy			>=60% and < 80% Occupancy			>=20% and < 60% Occupancy			Level 1, Partial Occupancy, or < 20% Occupancy		
	Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)
1 Alameda	15	99	523,673	0	0	0	4	40	226,579	3	27	197,068	0	0	0	8	32	100,026
2 Alpine	1	1	2,568	0	0	0	0	0	0	0	0	0	1	1	2,568	0	0	0
3 Amador	1	3	12,348	0	0	0	1	3	12,348	0	0	0	0	0	0	0	0	0
4 Butte	7	14	59,439	0	0	0	3	11	52,821	0	0	0	2	2	4,954	2	1	1,664
5 Calaveras	1	3	6,259	0	0	0	0	0	0	0	0	0	1	3	6,259	0	0	0
6 Colusa	2	2	10,038	0	0	0	0	0	0	1	1	6,810	0	0	0	1	1	3,228
7 Contra Costa	21	46	212,245	2	5	14,507	3	17	68,461	2	20	80,853	0	0	0	14	4	48,424
8 Del Norte	2	3	12,584	0	0	0	0	0	0	0	0	0	1	2	9,846	1	1	2,738
9 El Dorado	5	11	45,778	1	1	5,698	1	4	11,662	0	0	0	3	6	28,418	0	0	0
10 Fresno	15	50	168,421	0	0	0	2	31	121,513	3	8	23,455	1	3	12,465	9	8	10,988
11 Glenn	4	2	17,018	0	0	0	0	0	0	0	0	0	3	2	17,018	1	0	0
12 Humboldt	5	13	53,397	0	0	0	0	0	0	1	1	2,171	3	9	44,194	1	3	7,032
13 Imperial	6	12	36,022	1	1	2,541	0	0	0	0	0	0	0	0	0	5	11	33,481
14 Inyo	3	4	9,521	1	2	5,153	2	2	4,368	0	0	0	0	0	0	0	0	0
15 Kern	12	45	217,611	4	5	22,022	5	34	164,457	2	5	26,907	1	1	4,225	0	0	0
16 Kings	7	11	53,696	4	6	27,049	1	2	14,428	0	0	0	2	3	12,219	0	0	0
17 Lake	3	5	15,608	0	0	0	0	0	0	0	0	0	2	2	4,364	1	3	11,244
18 Lassen	2	3	8,864	0	0	0	1	1	2,752	0	0	0	1	2	6,112	0	0	0
19 Los Angeles	69	640	3,282,145	3	22	135,215	26	244	1,284,089	17	221	1,066,770	7	83	449,411	16	70	346,660
20 Madera	4	9	18,654	2	7	13,081	1	1	2,708	0	0	0	1	1	2,865	0	0	0
21 Marin	3	16	66,414	0	0	0	0	0	0	1	1	2,300	0	0	0	2	15	64,114
22 Mariposa	1	2	3,119	0	0	0	0	0	0	1	2	3,119	0	0	0	0	0	0
23 Mendocino	7	14	40,627	0	0	0	2	2	2,207	1	1	4,225	3	10	29,708	1	1	4,487
24 Merced	10	10	32,983	6	3	15,210	3	6	15,653	0	0	0	1	1	2,120	0	0	0
25 Modoc	2	2	9,606	0	0	0	0	0	0	1	1	3,876	1	1	5,730	0	0	0
26 Mono	2	4	11,372	0	0	0	1	2	4,858	0	0	0	1	2	6,514	0	0	0
27 Monterey	8	21	97,619	3	9	39,392	0	0	0	1	5	28,904	1	2	10,157	3	5	19,166
28 Napa	5	11	53,037	0	0	0	1	5	28,990	1	1	1,200	0	0	0	3	5	22,847
29 Nevada	3	6	24,162	0	0	0	1	1	5,607	0	0	0	2	5	18,555	0	0	0
30 Orange	12	152	782,496	0	0	0	5	67	331,502	2	2	10,052	0	0	0	5	83	440,942
31 Placer	9	17	62,147	2	2	5,343	1	2	6,986	0	0	0	2	6	26,144	4	7	23,674
32 Plumas	4	5	10,472	0	0	0	2	2	2,533	0	0	0	2	3	7,939	0	0	0
33 Riverside	21	84	445,655	6	26	150,133	5	10	71,317	0	0	0	3	10	37,642	7	38	186,563
34 Sacramento	12	82	424,316	1	7	45,915	1	6	18,013	1	0	23,400	3	20	128,914	6	49	208,074
35 San Benito	2	4	9,166	0	0	0	2	4	9,166	0	0	0	0	0	0	0	0	0
36 San Bernardino	23	83	465,027	0	0	0	5	6	28,026	5	29	192,747	2	0	5,412	11	48	238,842
37 San Diego	22	175	755,487	2	27	143,751	5	97	428,597	3	4	11,939	2	2	2,216	10	45	168,984
38 San Francisco	4	67	241,584	0	0	0	0	0	0	1	22	95,836	0	0	0	3	45	145,748
39 San Joaquin	13	30	145,705	3	1	10,681	1	1	1,359	1	22	105,052	1	1	1,404	7	5	27,209
40 San Luis Obispo	5	18	45,996	1	2	1,400	0	0	0	0	0	0	1	2	1,612	3	14	42,984
41 San Mateo	8	36	178,339	1	1	7,213	2	9	42,155	2	3	10,106	1	0	5,000	2	23	113,865
42 Santa Barbara	8	29	133,225	3	3	7,682	2	7	45,951	1	2	8,645	1	8	25,817	1	9	45,130
43 Santa Clara	17	95	436,189	2	13	40,823	6	29	136,038	1	0	1,950	0	0	0	8	53	257,378
44 Santa Cruz	6	14	58,259	0	0	0	0	0	0	1	1	14,777	2	2	4,845	3	11	38,637
45 Shasta	8	12	46,583	2	10	36,069	0	0	0	0	0	0	3	2	5,506	3	0	5,008
46 Sierra	1	1	4,853	0	0	0	0	0	0	1	1	4,853	0	0	0	0	0	0
47 Siskiyou	6	8	18,821	0	0	0	0	0	0	1	1	193	0	0	0	5	7	18,628
48 Solano	3	23	137,876	1	6	54,313	0	0	0	1	13	61,476	1	4	22,087	0	0	0
49 Sonoma	7	23	89,800	0	0	0	0	0	0	2	2	2,600	1	2	8,816	4	19	78,384
50 Stanislaus	6	21	76,852	1	15	64,278	1	2	4,842	1	1	960	1	1	1,400	2	2	5,372
51 Sutter	3	6	21,572	0	0	0	0	0	0	0	0	0	1	2	6,079	2	4	15,493
52 Tehama	5	5	23,759	2	3	19,166	0	0	0	0	0	0	1	1	693	2	1	3,900
53 Trinity	3	4	10,218	0	0	0	1	1	370	0	0	0	1	1	355	1	2	9,493
54 Tulare	6	25	106,928	1	1	3,115	0	0	0	1	1	5,586	3	20	76,323	1	3	21,904
55 Tuolumne	2	4	15,366	0	0	0	0	0	0	2	4	15,366	0	0	0	0	0	0
56 Ventura	5	36	219,858	0	0	0	1	0	13,000	0	0	0	1	0	150	3	36	206,708
57 Yolo	3	10	37,252	0	0	0	0	0	0	0	0	0	1	1	6,710	2	9	30,542
58 Yuba	1	5	29,694	0	0	0	0	0	0	0	0	0	0	0	0	1	5	29,694
Statewide Total:	451	2,136	10,138,323	55	178	869,750	98	649	3,163,356	62	402	2,013,196	72	229	1,052,766	164	678	3,039,255
Percentage of Total Trial Court Facilities				12.2%	8.3%	8.6%	21.7%	30.4%	31.2%	13.7%	18.8%	19.9%	16.0%	10.7%	10.4%	36.4%	31.7%	30.0%

2.3b Facility Occupancy (Courts and Court-Related)

Table 2.3b further examines the level of mixed occupancy of the state’s court facilities, this time including court-related occupancies such as district attorney, public defender, probation, and family support services. The aggregate of the court and court-related occupancies of each building was compared to the total usable area of the building and tabulated according to the percentage of total occupancy.

When court-related spaces are added to the court occupancy and compared to the total building occupancy, the mixed occupancy picture is somewhat different. Almost half (47 percent) of court buildings in the state are devoted exclusively to court and court-related uses, and nearly three-fifths (59 percent) have over 80 percent of their space devoted to those uses.

Over the normal life cycle of courthouses, the number of judges and supporting staff increases. Court-related agencies typically move out of the courthouses to accommodate the growing space needs of the court.

Table 2.3b Facility Occupancy (Courts and Court-Related)

County	Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)	100% Occupancy			>=80% and < 100% Occupancy			>=60% and < 80% Occupancy			>=20% and < 60% Occupancy			Level 1, Partial Occupancy, or < 20% Occupancy		
				Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)
1 Alameda	15	99	523,673	6	54	319,719	1	13	103,928	0	0	0	0	0	0	8	32	100,026
2 Alpine	1	1	2,568	1	1	2,568	0	0	0	0	0	0	0	0	0	0	0	0
3 Amador	1	3	12,348	1	3	12,348	0	0	0	0	0	0	0	0	0	0	0	0
4 Butte	7	14	59,439	4	12	55,792	0	0	0	1	1	1,983	0	0	0	2	1	1,664
5 Calaveras	1	3	6,259	0	0	0	1	3	6,259	0	0	0	0	0	0	0	0	0
6 Colusa	2	2	10,038	1	1	6,810	0	0	0	0	0	0	0	0	0	1	1	3,228
7 Contra Costa	21	46	212,245	6	38	147,345	1	4	16,476	0	0	0	0	0	0	14	4	48,424
8 Del Norte	2	3	12,584	1	2	9,846	0	0	0	0	0	0	0	0	0	1	1	2,738
9 El Dorado	5	11	45,778	1	1	5,698	2	7	26,372	0	0	0	2	3	13,708	0	0	0
10 Fresno	15	50	168,421	5	41	153,812	1	1	3,621	0	0	0	0	0	0	9	8	10,988
11 Glenn	4	2	17,018	0	0	0	0	0	0	1	1	3,039	2	1	13,979	1	0	0
12 Humboldt	5	13	53,397	1	1	396	0	0	0	1	1	2,171	2	8	43,798	1	3	7,032
13 Imperial	6	12	36,022	1	1	2,541	0	0	0	0	0	0	0	0	0	5	11	33,481
14 Inyo	3	4	9,521	3	4	9,521	0	0	0	0	0	0	0	0	0	0	0	0
15 Kern	12	45	217,611	12	45	217,611	0	0	0	0	0	0	0	0	0	0	0	0
16 Kings	7	11	53,696	6	10	50,469	0	0	0	0	0	0	1	1	3,227	0	0	0
17 Lake	3	5	15,608	1	1	1,032	1	1	3,332	0	0	0	0	0	0	1	3	11,244
18 Lassen	2	3	8,864	1	1	2,752	0	0	0	0	0	0	1	2	6,112	0	0	0
19 Los Angeles	69	640	3,282,145	36	431	2,207,998	17	139	733,732	1	3	12,904	0	0	0	15	67	327,511
20 Madera	4	9	18,654	3	8	15,789	1	1	2,865	0	0	0	0	0	0	0	0	0
21 Marin	3	16	66,414	1	1	2,300	0	0	0	0	0	0	0	0	0	2	15	64,114
22 Mariposa	1	2	3,119	0	0	0	1	2	3,119	0	0	0	0	0	0	0	0	0
23 Mendocino	7	14	40,627	4	11	29,196	0	0	0	1	1	4,225	1	1	2,719	1	1	4,487
24 Merced	10	10	32,983	10	10	32,983	0	0	0	0	0	0	0	0	0	0	0	0
25 Modoc	2	2	9,606	0	0	0	1	1	3,876	0	0	0	1	1	5,730	0	0	0
26 Mono	2	4	11,372	1	2	4,858	0	0	0	0	0	0	1	2	6,514	0	0	0
27 Monterey	8	21	97,619	4	14	68,296	1	2	10,157	0	0	0	0	0	0	3	5	19,166
28 Napa	5	11	53,037	1	5	28,990	1	1	1,200	0	0	0	0	0	0	3	5	22,847
29 Nevada	3	6	24,162	2	2	11,256	0	0	0	0	0	0	1	4	12,906	0	0	0
30 Orange	12	152	782,496	5	40	211,812	1	29	125,220	1	0	4,522	0	0	0	5	83	440,942
31 Placer	9	17	62,147	4	11	44,864	2	3	7,930	0	0	0	1	1	1,904	2	2	7,449
32 Plumas	4	5	10,472	3	3	3,426	1	2	7,046	0	0	0	0	0	0	0	0	0
33 Riverside	21	84	445,655	11	36	206,255	2	5	38,775	1	7	19,052	1	1	5,772	6	35	175,801
34 Sacramento	12	82	424,316	4	17	99,651	0	0	0	0	0	0	2	16	116,591	6	49	208,074
35 San Benito	2	4	9,166	2	4	9,166	0	0	0	0	0	0	0	0	0	0	0	0
36 San Bernardino	23	83	465,027	9	34	217,541	4	4	27,437	0	0	0	0	0	0	10	45	220,049
37 San Diego	22	175	755,487	9	126	574,651	3	4	11,852	0	0	0	0	0	0	10	45	168,984
38 San Francisco	4	67	241,584	1	3	6,298	2	60	226,588	0	0	0	0	0	0	1	4	8,698
39 San Joaquin	13	30	145,705	6	25	118,496	0	0	0	0	0	0	0	0	0	7	5	27,209
40 San Luis Obispo	5	18	45,996	1	2	1,400	1	2	1,612	0	0	0	0	0	0	3	14	42,984
41 San Mateo	8	36	178,339	3	10	49,368	2	3	10,106	0	0	0	1	0	5,000	2	23	113,865
42 Santa Barbara	8	29	133,225	7	20	88,095	0	0	0	0	0	0	0	0	0	1	9	45,130
43 Santa Clara	17	95	436,189	8	42	176,861	1	0	1,950	0	0	0	0	0	0	8	53	257,378
44 Santa Cruz	6	14	58,259	1	1	14,777	1	1	3,444	1	1	1,401	0	0	0	3	11	38,637
45 Shasta	8	12	46,583	4	10	40,188	0	0	0	2	2	3,270	0	0	0	2	0	3,125
46 Sierra	1	1	4,853	1	1	4,853	0	0	0	0	0	0	0	0	0	0	0	0
47 Siskiyou	6	8	18,821	1	1	193	0	0	0	0	0	0	0	0	0	5	7	18,628
48 Solano	3	23	137,876	3	23	137,876	0	0	0	0	0	0	0	0	0	0	0	0
49 Sonoma	7	23	89,800	3	4	11,416	0	0	0	0	0	0	0	0	0	4	19	78,384
50 Stanislaus	6	21	76,852	3	18	70,080	0	0	0	0	0	0	1	1	1,400	2	2	5,372
51 Sutter	3	6	21,572	0	0	0	0	0	0	0	0	0	1	2	6,079	2	4	15,493
52 Tehama	5	5	23,759	2	3	19,166	0	0	0	1	1	693	0	0	0	2	1	3,900
53 Trinity	3	4	10,218	1	1	370	0	0	0	1	1	355	0	0	0	1	2	9,493
54 Tulare	6	25	106,928	5	22	85,024	0	0	0	0	0	0	0	0	0	1	3	21,904
55 Tuolumne	2	4	15,366	1	2	11,108	1	2	4,258	0	0	0	0	0	0	0	0	0
56 Ventura	5	36	219,858	2	0	13,150	0	0	0	0	0	0	0	0	0	3	36	206,708
57 Yolo	3	10	37,252	0	0	0	1	1	6,710	0	0	0	0	0	0	2	9	30,542
58 Yuba	1	5	29,694	0	0	0	0	0	0	0	0	0	0	0	0	1	5	29,694
Statewide Totals	451	2,136	10,138,323	213	1159	5,616,011	51	291	1,387,865	12	19	53,615	19	44	245,439	156	623	2,835,393
Percentage of Totals				47.2%	54.3%	55.4%	11.3%	13.6%	13.7%	2.7%	0.9%	0.5%	4.2%	2.1%	2.4%	34.6%	29.2%	28.0%
Trial Court Facilities																		

2.4 Facility Age

This table categorizes the number of buildings in each county by age, based on information provided during the survey and interview process. In those few cases where the information was unknown, the age of the facility was estimated.

Of the facilities surveyed (excluding Level 1 facilities), 71 percent of the usable area of courts space is more than 20 years old, and nearly 24 percent is over 40 years old. The past 20 years have seen the construction of a total of 77 buildings comprising 503 courtrooms with over 2.7 million square feet of usable area.

Table 2.4 Facility Age

County	Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)
1 Alameda	15	99	523,673	2	15	110,872	1	12	30,379	2	28	169,127	3	24	143,648	0	0	0	7	20	69,647
2 Alpine	1	1	2,568	1	1	2,568	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3 Amador	1	3	12,348	1	3	12,348	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4 Butte	7	14	59,439	0	0	0	4	5	16,168	1	8	41,607	0	0	0	0	0	0	2	1	1,664
5 Calaveras	1	3	6,259	0	0	0	1	3	6,259	0	0	0	0	0	0	0	0	0	0	0	0
6 Colusa	2	2	10,038	0	0	0	0	0	0	0	0	0	0	0	0	1	1	6,810	1	1	3,228
7 Contra Costa	21	46	212,245	3	24	97,329	0	0	0	2	7	34,004	2	11	32,488	0	0	0	14	4	48,424
8 Del Norte	2	3	12,584	1	2	9,846	0	0	0	0	0	0	0	0	0	0	0	0	1	1	2,738
9 El Dorado	5	11	45,778	1	4	11,662	1	1	3,160	1	3	14,710	1	1	5,698	1	2	10,548	0	0	0
10 Fresno	15	50	168,421	0	0	0	2	30	114,051	0	0	0	3	9	30,917	1	3	12,465	9	8	10,988
11 Glenn	4	2	17,018	1	1	13,093	1	1	3,039	0	0	0	0	0	0	0	0	0	2	0	886
12 Humboldt	5	13	53,397	3	5	10,855	1	7	42,146	0	0	0	0	0	0	0	0	0	1	1	396
13 Imperial	6	12	36,022	1	7	26,782	0	0	0	0	0	0	0	0	0	0	0	0	5	5	9,240
14 Inyo	3	4	9,521	0	0	0	0	0	0	1	1	1,552	0	0	0	0	0	0	2	3	7,969
15 Kern	12	45	217,611	1	18	84,517	0	0	0	0	0	0	7	23	121,248	1	1	1,645	3	3	10,201
16 Kings	7	11	53,696	1	1	2,941	1	1	2,561	2	4	23,420	1	1	3,227	2	4	21,547	0	0	0
17 Lake	3	5	15,608	0	0	0	1	3	11,244	1	1	3,332	0	0	0	0	0	0	1	1	1,032
18 Lassen	2	3	8,864	1	2	6,112	0	0	0	1	1	2,752	0	0	0	0	0	0	0	0	0
19 Los Angeles	69	640	3,282,145	15	193	784,327	13	143	707,448	10	150	902,266	9	70	439,160	4	61	357,328	18	23	91,616
20 Madera	4	9	18,654	1	6	9,951	0	0	0	1	1	2,865	0	0	0	0	0	0	2	2	5,838
21 Marin	3	16	66,414	0	0	0	1	15	63,248	0	0	0	0	0	0	0	0	0	2	1	3,166
22 Mariposa	1	2	3,119	1	2	3,119	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23 Mendocino	7	14	40,627	3	10	29,708	0	0	0	1	1	762	1	1	4,487	1	1	4,225	1	1	1,445
24 Merced	10	10	32,983	3	3	16,055	0	0	0	2	3	5,968	2	1	2,577	0	0	0	3	3	8,383
25 Modoc	2	2	9,606	1	1	3,876	0	0	0	1	1	5,730	0	0	0	0	0	0	0	0	0
26 Mono	2	4	11,372	1	2	4,858	0	0	0	0	0	0	0	0	0	0	0	0	1	2	6,514
27 Monterey	8	21	97,619	2	3	12,658	3	14	70,992	0	0	0	0	0	0	1	2	10,157	2	2	3,812
28 Napa	5	11	53,037	1	4	20,227	0	0	0	0	0	0	0	0	0	1	5	28,990	3	2	3,820
29 Nevada	3	6	24,162	1	1	5,649	1	4	12,906	1	1	5,607	0	0	0	0	0	0	0	0	0
30 Orange	12	152	782,496	0	0	0	3	86	458,428	2	32	163,315	0	0	0	1	29	125,220	6	5	35,533
31 Placer	9	17	62,147	3	10	41,425	1	2	6,986	1	1	1,349	1	1	4,173	1	1	6,100	2	2	2,114
32 Plumas	4	5	10,472	3	4	8,945	0	0	0	0	0	0	1	1	1,527	0	0	0	0	0	0
33 Riverside	21	84	445,655	3	21	74,166	3	11	64,062	0	0	0	3	26	120,719	3	18	121,659	9	8	65,049
34 Sacramento	12	82	424,316	1	1	2,291	3	51	193,497	0	0	0	0	0	0	2	22	161,254	6	8	67,274
35 San Benito	2	4	9,166	0	0	0	1	3	8,466	0	0	0	0	0	0	0	0	0	1	1	700
36 San Bernardino	23	83	465,027	2	26	118,439	2	5	11,616	7	27	122,317	2	22	167,032	0	0	0	10	3	45,623
37 San Diego	22	175	755,487	1	6	30,544	3	71	252,033	2	19	55,184	4	38	187,687	3	32	220,121	9	9	9,918
38 San Francisco	4	67	241,584	2	26	104,534	0	0	0	0	0	0	0	0	0	1	38	130,752	1	3	6,298
39 San Joaquin	13	30	145,705	0	0	0	5	26	126,726	0	0	0	1	2	7,428	0	0	0	7	2	11,551
40 San Luis Obispo	5	18	45,996	0	0	0	0	0	0	0	0	0	1	12	40,699	0	0	0	4	6	5,297
41 San Mateo	8	36	178,339	2	25	116,889	3	10	49,368	0	0	0	1	1	2,082	0	0	0	2	0	10,000
42 Santa Barbara	8	29	133,225	2	14	66,158	0	0	0	1	9	45,130	0	0	0	1	2	8,645	4	4	13,292
43 Santa Clara	17	95	436,189	1	6	19,601	5	41	190,128	3	20	75,130	0	0	0	1	19	81,981	7	9	69,349
44 Santa Cruz	6	14	58,259	0	0	0	2	9	32,265	0	0	0	0	0	0	0	0	0	4	5	25,994
45 Shasta	8	12	46,583	3	9	32,916	1	0	976	1	1	1,663	1	2	6,909	0	0	0	2	0	4,119
46 Sierra	1	1	4,853	1	1	4,853	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
47 Siskiyou	6	8	18,821	1	3	11,992	0	0	0	1	1	1,211	0	0	0	0	0	0	4	4	5,618
48 Solano	3	23	137,876	2	19	115,789	0	0	0	0	0	0	0	0	0	0	0	0	1	4	22,087
49 Sonoma	7	23	89,800	0	0	0	1	16	67,508	0	0	0	0	0	0	1	2	7,039	5	5	15,253
50 Stanislaus	6	21	76,852	1	15	64,278	1	1	2,249	2	3	7,965	0	0	0	0	0	0	2	2	2,360
51 Sutter	3	6	21,572	1	4	14,493	1	2	6,079	0	0	0	0	0	0	0	0	0	1	0	1,000
52 Tehama	5	5	23,759	1	1	8,571	0	0	0	0	0	0	2	3	14,495	0	0	0	2	1	693
53 Trinity	3	4	10,218	1	2	9,493	0	0	0	0	0	0	0	0	0	0	0	0	2	2	725
54 Tulare	6	25	106,928	3	20	76,323	0	0	0	0	0	0	0	0	0	2	4	27,490	1	1	3,115
55 Tuolumne	2	4	15,366	1	2	11,108	0	0	0	0	0	0	0	0	0	1	2	4,258	0	0	0
56 Ventura	5	36	219,858	0	0	0	0	0	0	1	30	165,562	0	0	0	1	5	39,096	3	1	15,200
57 Yolo	3	10	37,252	1	8	28,242	1	1	6,710	0	0	0	0	0	0	0	0	0	1	1	2,300
58 Yuba	1	5	29,694	0	0	0	1	5	29,694	0	0	0	0	0	0	0	0	0	0	0	0
Statewide Totals	451	2,136	10,138,323	82	531	2,240,403	68	579	2,590,392	48	353	1,852,528	46	249	1,336,201	31	254	1,387,330	176	170	731,4

Trial Court Facilities

2.5 Facilities of Historic Significance

This table reports the number of buildings and courtrooms and their assigned usable area within each county that were reported to be of historic significance. A historically significant building is one that is either listed on the federal or state historic register, or eligible for such a listing. Forty-three buildings, or less than 10 percent of court buildings statewide, were found to be historically significant.

Table 2.5 Facilities of Historic Significance

County	Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)	Potential Historic Significance		
				Number of Buildings	Number of Courtrooms	Assigned Usable Area (CGSF)
1 Alameda	15	99	523,673	1	13	103,928
2 Alpine	1	1	2,568	1	1	2,568
3 Amador	1	3	12,348	1	3	12,348
4 Butte	7	14	59,439	0	0	0
5 Calaveras	1	3	6,259	1	3	6,259
6 Colusa	2	2	10,038	1	1	3,228
7 Contra Costa	21	46	212,245	2	13	46,295
8 Del Norte	2	3	12,584	0	0	0
9 El Dorado	5	11	45,778	1	4	11,662
10 Fresno	15	50	168,421	0	0	0
11 Glenn	4	2	17,018	1	1	13,093
12 Humboldt	5	13	53,397	1	3	7,032
13 Imperial	6	12	36,022	1	7	26,782
14 Inyo	3	4	9,521	1	2	5,153
15 Kern	12	45	217,611	0	0	0
16 Kings	7	11	53,696	0	0	0
17 Lake	3	5	15,608	0	0	0
18 Lassen	2	3	8,864	1	2	6,112
19 Los Angeles	69	640	3,282,145	3	11	47,663
20 Madera	4	9	18,654	1	1	3,130
21 Marin	3	16	66,414	1	15	63,248
22 Mariposa	1	2	3,119	1	2	3,119
23 Mendocino	7	14	40,627	0	0	0
24 Merced	10	10	32,983	1	0	3,404
25 Modoc	2	2	9,606	1	1	3,876
26 Mono	2	4	11,372	1	2	4,858
27 Monterey	8	21	97,619	2	3	12,658
28 Napa	5	11	53,037	1	4	20,227
29 Nevada	3	6	24,162	1	1	5,649
30 Orange	12	152	782,496	1	64	357,299
31 Placer	9	17	62,147	1	4	15,281
32 Plumas	4	5	10,472	2	3	8,573
33 Riverside	21	84	445,655	1	11	44,352
34 Sacramento	12	82	424,316	0	0	0
35 San Benito	2	4	9,166	0	0	0
36 San Bernardino	23	83	465,027	1	15	63,555
37 San Diego	22	175	755,487	0	0	0
38 San Francisco	4	67	241,584	0	0	0
39 San Joaquin	13	30	145,705	0	0	0
40 San Luis Obispo	5	18	45,996	1	12	40,699
41 San Mateo	8	36	178,339	0	0	0
42 Santa Barbara	8	29	133,225	1	6	40,341
43 Santa Clara	17	95	436,189	1	6	19,601
44 Santa Cruz	6	14	58,259	0	0	0
45 Shasta	8	12	46,583	0	0	0
46 Sierra	1	1	4,853	0	0	0
47 Siskiyou	6	8	18,821	1	3	11,992
48 Solano	3	23	137,876	0	0	0
49 Sonoma	7	23	89,800	1	1	1,837
50 Stanislaus	6	21	76,852	0	0	0
51 Sutter	3	6	21,572	1	4	14,493
52 Tehama	5	5	23,759	1	1	8,571
53 Trinity	3	4	10,218	1	2	9,493
54 Tulare	6	25	106,928	0	0	0
55 Tuolumne	2	4	15,366	1	2	11,108
56 Ventura	5	36	219,858	0	0	0
57 Yolo	3	10	37,252	2	9	30,542
58 Yuba	1	5	29,694	0	0	0
Statewide Totals	451	2,136	10,138,323	43	236	1,090,029
Percentage of Totals				9.5%	11.0%	10.8%

Trial Court Facilities

Table 2.6 Courtroom Utilization by Type

The table summarizes the number of courtrooms, by type, for each of the counties. Courtrooms were categorized according to the usage reported to the survey team during the facility surveys. Several courtroom categories handle criminal proceedings, including arraignment, criminal, juvenile, multipurpose, and special.

The summary of courtroom types by usage reflects the trend that more court resources have been directed toward criminal use. Nearly two-thirds of the courtrooms statewide (63 percent) are used for criminal proceedings (arraignment, criminal, juvenile, and multipurpose), while approximately three-tenths of courtrooms are devoted to civil and family proceedings. The designation of courtrooms as multipurpose is more important in smaller jurisdictions, where flexibility in case assignment is necessary. In the larger jurisdictions, specialization of courtroom types and case assignment is feasible and often allows more efficient use of the facility resources.

Table 2.6 Courtroom Utilization by Type

County	Number of Courtrooms	Arraignment	Criminal	Civil	Family	Juvenile	Multi-Purpose	Special	Traffic	Small Claims
1 Alameda	99	6	39	27	7	6	7	0	7	0
2 Alpine	1	0	0	0	0	0	1	0	0	0
3 Amador	3	0	0	0	0	0	2	0	1	0
4 Butte	14	0	1	0	1	1	11	0	0	0
5 Calaveras	3	0	0	0	0	0	3	0	0	0
6 Colusa	2	0	0	0	0	0	2	0	0	0
7 Contra Costa	46	6	9	6	6	5	10	0	4	0
8 Del Norte	3	0	0	0	0	0	3	0	0	0
9 El Dorado	11	0	1	0	4	0	4	0	1	1
10 Fresno	50	6	0	0	4	8	29	2	1	0
11 Glenn	2	0	0	0	0	0	2	0	0	0
12 Humboldt	13	0	0	1	0	1	10	0	1	0
13 Imperial	12	0	4	0	0	1	6	0	1	0
14 Inyo	4	0	0	0	0	0	4	0	0	0
15 Kern	45	1	11	1	5	1	24	0	2	0
16 Kings	11	0	0	0	1	1	9	0	0	0
17 Lake	5	0	0	0	1	0	4	0	0	0
18 Lassen	3	0	0	0	1	0	2	0	0	0
19 Los Angeles	640	17	222	187	59	26	78	5	30	16
20 Madera	9	0	1	0	1	1	5	0	1	0
21 Marin	16	0	6	3	3	1	0	0	1	2
22 Mariposa	2	0	0	0	0	0	2	0	0	0
23 Mendocino	14	0	3	1	1	1	3	1	3	1
24 Merced	10	0	0	0	1	1	8	0	0	0
25 Modoc	2	0	0	0	0	0	2	0	0	0
26 Mono	4	0	0	0	0	0	4	0	0	0
27 Monterey	21	0	10	4	1	1	2	0	2	1
28 Napa	11	2	4	1	1	1	2	0	0	0
29 Nevada	6	0	0	1	0	1	4	0	0	0
30 Orange	152	2	38	43	15	11	27	8	4	4
31 Placer	17	0	1	0	1	2	12	0	0	1
32 Plumas	5	0	1	0	0	0	3	0	1	0
33 Riverside	84	1	27	16	5	5	24	0	5	1
34 Sacramento	82	6	20	18	7	12	11	1	5	2
35 San Benito	4	0	0	0	0	1	3	0	0	0
36 San Bernardino	83	0	20	12	1	6	40	1	3	0
37 San Diego	175	3	62	28	15	14	32	8	7	6
38 San Francisco	67	5	15	36	5	3	0	0	3	0
39 San Joaquin	30	3	4	5	3	2	12	0	1	0
40 San Luis Obispo	18	0	0	1	0	1	15	0	1	0
41 San Mateo	36	3	5	0	4	2	18	1	3	0
42 Santa Barbara	29	0	1	0	1	2	24	0	1	0
43 Santa Clara	95	0	52	22	6	7	3	0	3	2
44 Santa Cruz	14	0	1	2	1	1	7	0	2	0
45 Shasta	12	0	2	0	0	1	9	0	0	0
46 Sierra	1	0	0	0	0	0	1	0	0	0
47 Siskiyou	8	0	0	0	1	0	4	0	0	3
48 Solano	23	0	9	5	5	1	0	0	3	0
49 Sonoma	23	0	10	6	3	1	0	0	2	1
50 Stanislaus	21	0	9	2	1	2	6	0	1	0
51 Sutter	6	0	2	1	1	2	0	0	0	0
52 Tehama	5	0	0	0	1	0	4	0	0	0
53 Trinity	4	0	0	2	0	0	2	0	0	0
54 Tulare	25	1	2	0	4	3	15	0	0	0
55 Tuolumne	4	0	0	1	0	1	2	0	0	0
56 Ventura	36	3	13	10	5	3	0	0	2	0
57 Yolo	10	0	1	0	0	0	8	0	1	0
58 Yuba	5	0	0	0	0	0	5	0	0	0
Statewide Totals	2,136	65	606	442	182	140	530	27	103	41
Percentage of Totals		3.0%	28.4%	20.7%	8.5%	6.6%	24.8%	1.3%	4.8%	1.9%

Trial Court Facilities

2.7 Courtroom Distribution by Size

Table 2.7 contains two parts. The first part reports courtroom size compared to the Facilities Guidelines, based on current use, and computes the average area of courtrooms for each county and statewide. The second part arrays the number of courtrooms in each size range for each county, and computes totals and percentages statewide.

The average area of courtrooms is 1,399 square feet, compared with the guideline of 1,500 to 1,800 square feet for a multipurpose courtroom. Approximately three-fifths of all courtrooms have areas of less than the minimum guideline of 1,500 square feet, and one-third are below 1,200 square feet.

Table 2.7 Courtroom Distribution by Size

County	Number of Courtrooms	Size Relative to Minimum Guidelines Based on Current Use Number of Courtrooms						Average Area Courtroom	Courtroom Distribution Based on Net Area Number of Courtrooms									
		> 80%	%	70% - 80%	%	<70%	%		< 1200	1201 - 1300	1301 - 1400	1401 - 1500	1501 - 1600	1601 - 1700	1701 - 1800	1801 - 1900	1901 -2000	> 2000
1 Alameda	99	46	46.5%	28	28.3%	25	25.3%	1,440	27	2	6	25	10	4	12	8	2	3
2 Alpine	1	0	0.0%	0	0.0%	1	100.0%	988	1	0	0	0	0	0	0	0	0	0
3 Amador	3	0	0.0%	0	0.0%	3	100.0%	1,133	2	0	0	0	1	0	0	0	0	0
4 Butte	14	7	50.0%	4	28.6%	3	21.4%	1,364	4	0	0	1	4	4	1	0	0	0
5 Calaveras	3	0	0.0%	0	0.0%	3	100.0%	1,095	1	0	2	0	0	0	0	0	0	0
6 Colusa	2	1	50.0%	0	0.0%	1	50.0%	1,669	0	0	0	0	1	0	1	0	0	0
7 Contra Costa	46	12	26.1%	24	52.2%	10	21.7%	1,383	14	1	14	2	2	5	3	1	0	4
8 Del Norte	3	2	66.7%	1	33.3%	0	0.0%	1,297	1	1	0	0	1	0	0	0	0	0
9 El Dorado	11	3	27.3%	5	45.5%	3	27.3%	1,386	6	0	0	0	1	0	0	2	0	2
10 Fresno	50	2	4.0%	38	76.0%	10	20.0%	1,132	20	11	15	1	1	2	0	0	0	0
11 Glenn	2	0	0.0%	1	50.0%	1	50.0%	1,783	0	1	0	0	0	0	0	0	0	1
12 Humboldt	13	2	15.4%	4	30.8%	7	53.8%	1,085	8	0	3	1	1	0	0	0	0	0
13 Imperial	12	0	0.0%	7	58.3%	5	41.7%	1,068	9	0	1	0	0	0	0	0	2	0
14 Inyo	4	0	0.0%	0	0.0%	4	100.0%	1,033	3	0	0	1	0	0	0	0	0	0
15 Kern	45	19	42.2%	14	31.1%	12	26.7%	1,478	12	6	2	2	2	5	8	4	4	0
16 Kings	11	2	18.2%	7	63.6%	2	18.2%	1,565	1	2	0	1	0	4	0	2	0	1
17 Lake	5	1	20.0%	1	20.0%	3	60.0%	1,213	2	0	1	2	0	0	0	0	0	0
18 Lassen	3	0	0.0%	0	0.0%	3	100.0%	1,149	2	0	0	0	1	0	0	0	0	0
19 Los Angeles	640	422	65.9%	163	25.5%	55	8.6%	1,453	214	31	38	48	60	122	36	21	14	56
20 Madera	9	1	11.1%	1	11.1%	7	77.8%	834	8	0	1	0	0	0	0	0	0	0
21 Marin	16	4	25.0%	12	75.0%	0	0.0%	1,325	2	4	7	1	0	1	1	0	0	0
22 Mariposa	2	0	0.0%	0	0.0%	2	100.0%	737	2	0	0	0	0	0	0	0	0	0
23 Mendocino	14	3	21.4%	4	28.6%	7	50.0%	1,138	6	2	1	1	1	2	0	0	0	1
24 Merced	10	1	10.0%	2	20.0%	7	70.0%	1,043	7	3	0	0	0	0	0	0	0	0
25 Modoc	2	1	50.0%	0	0.0%	1	50.0%	1,694	0	0	0	1	0	0	0	0	1	0
26 Mono	4	0	0.0%	0	0.0%	4	100.0%	996	2	1	0	1	0	0	0	0	0	0
27 Monterey	21	5	23.8%	8	38.1%	8	38.1%	1,500	4	1	1	2	1	9	2	0	0	1
28 Napa	11	6	54.5%	3	27.3%	2	18.2%	1,336	5	0	1	0	0	4	1	0	0	0
29 Nevada	6	0	0.0%	2	33.3%	4	66.7%	1,321	1	2	2	1	0	0	0	0	0	0
30 Orange	152	86	56.6%	64	42.1%	2	1.3%	1,622	15	18	36	4	21	18	10	1	4	25
31 Placer	17	2	11.8%	7	41.2%	8	47.1%	1,047	12	1	0	3	0	0	0	0	0	1
32 Plumas	5	1	20.0%	1	20.0%	3	60.0%	924	4	0	0	0	0	0	0	0	1	0
33 Riverside	84	53	63.1%	20	23.8%	11	13.1%	1,551	9	5	7	24	7	3	14	7	2	6
34 Sacramento	82	25	30.5%	30	36.6%	27	32.9%	1,321	32	3	1	38	1	3	2	0	0	2
35 San Benito	4	0	0.0%	1	25.0%	3	75.0%	1,111	2	1	0	0	1	0	0	0	0	0
36 San Bernardino	83	28	33.7%	40	48.2%	15	18.1%	1,331	31	10	9	8	4	0	1	19	0	1
37 San Diego	175	54	30.9%	65	37.1%	56	32.0%	1,276	108	8	3	7	4	11	10	1	16	7
38 San Francisco	67	31	46.3%	33	49.3%	3	4.5%	1,383	23	1	6	10	10	0	3	3	8	3
39 San Joaquin	30	10	33.3%	10	33.3%	10	33.3%	1,454	5	4	3	5	1	8	1	3	0	0
40 San Luis Obispo	18	2	11.1%	8	44.4%	8	44.4%	972	15	0	0	3	0	0	0	0	0	0
41 San Mateo	36	8	22.2%	14	38.9%	14	38.9%	1,437	2	1	1	23	2	6	0	1	0	0
42 Santa Barbara	29	3	10.3%	3	10.3%	23	79.3%	1,584	3	3	1	3	5	3	5	2	1	3
43 Santa Clara	95	53	55.8%	20	21.1%	22	23.2%	1,441	15	5	7	13	42	2	5	1	4	1
44 Santa Cruz	14	1	7.1%	11	78.6%	2	14.3%	1,310	5	1	1	0	7	0	0	0	0	0
45 Shasta	12	2	16.7%	5	41.7%	5	41.7%	1,255	8	0	2	0	0	0	0	0	0	2
46 Sierra	1	0	0.0%	0	0.0%	1	100.0%	1,248	0	1	0	0	0	0	0	0	0	0
47 Siskiyou	8	0	0.0%	0	0.0%	8	100.0%	930	5	1	0	1	1	0	0	0	0	0
48 Solano	23	17	73.9%	4	17.4%	2	8.7%	1,863	2	0	0	1	1	3	5	3	2	6
49 Sonoma	23	7	30.4%	15	65.2%	1	4.3%	1,423	8	4	0	0	4	3	2	0	0	2
50 Stanislaus	21	8	38.1%	4	19.0%	9	42.9%	1,212	6	1	13	0	1	0	0	0	0	0
51 Sutter	6	0	0.0%	2	33.3%	4	66.7%	1,053	4	1	0	0	0	0	1	0	0	0
52 Tehama	5	3	60.0%	1	20.0%	1	20.0%	1,361	2	0	0	0	1	0	2	0	0	0
53 Trinity	4	0	0.0%	2	50.0%	2	50.0%	700	3	0	1	0	0	0	0	0	0	0
54 Tulare	25	5	20.0%	14	56.0%	6	24.0%	1,280	11	3	2	1	4	0	4	0	0	0
55 Tuolumne	4	1	25.0%	0	0.0%	3	75.0%	1,069	3	0	0	0	1	0	0	0	0	0
56 Ventura	36	33	91.7%	3	8.3%	0	0.0%	1,449	4	5	18	0	1	3	0	1	1	3
57 Yolo	10	1	10.0%	0	0.0%	9	90.0%	1,220	5	1	1	2	1	0	0	0	0	0
58 Yuba	5	3	60.0%	2	40.0%	0	0.0%	1,425	3	0	0	0	0	1	0	0	1	0
Statewide Totals	2,136	977		708		451		1399	709	146	207	237	207	226	130	80	63	131
Percentage of Totals		45.7%		33.1%		21.1%			33.2%	6.8%	9.7%	11.1%	9.7%	10.6%	6.1%	3.7%	2.9%	6.1%

Trial Court Facilities

2.8 Courtroom Capability

This table reports the number of courtrooms in each county with jury capability and in-custody capability. Approximately three-fourths of all courtrooms statewide are jury capable, and 59 percent are either fully or partially in-custody capable. Fully in-custody capable courtrooms have dedicated defendant holding and secure access, while partially in-custody capable courtrooms have proximate holding and access via private restricted staff corridors. Neither type requires movement of in-custody defendants through public areas of the court facility.

Table 2.8 Courtroom Capabiity

County	Number of Courtrooms	Jury Capability		In-Custody Capability		
		Jury	Non-Jury	Fully	Partially	Not Capable
1 Alameda	99	79	20	53	7	39
2 Alpine	1	1	0	0	0	1
3 Amador	3	2	1	0	0	3
4 Butte	14	11	3	6	4	4
5 Calaveras	3	3	0	0	0	3
6 Colusa	2	2	0	1	0	1
7 Contra Costa	46	29	17	8	14	24
8 Del Norte	3	3	0	3	0	0
9 El Dorado	11	10	1	0	4	7
10 Fresno	50	38	12	7	29	14
11 Glenn	2	2	0	0	1	1
12 Humboldt	13	7	6	3	4	6
13 Imperial	12	9	3	0	6	6
14 Inyo	4	4	0	0	0	4
15 Kern	45	36	9	18	12	15
16 Kings	11	8	3	7	3	1
17 Lake	5	4	1	1	0	4
18 Lassen	3	2	1	1	0	2
19 Los Angeles	640	474	166	323	72	245
20 Madera	9	6	3	0	2	7
21 Marin	16	15	1	7	9	0
22 Mariposa	2	1	1	0	0	2
23 Mendocino	14	9	5	1	2	11
24 Merced	10	7	3	3	0	7
25 Modoc	2	2	0	1	0	1
26 Mono	4	3	1	0	0	4
27 Monterey	21	16	5	2	5	14
28 Napa	11	6	5	7	0	4
29 Nevada	6	6	0	0	1	5
30 Orange	152	117	35	54	68	30
31 Placer	17	14	3	4	4	9
32 Plumas	5	2	3	1	0	4
33 Riverside	84	71	13	33	20	31
34 Sacramento	82	47	35	9	39	34
35 San Benito	4	2	2	1	0	3
36 San Bernardino	83	65	18	26	34	23
37 San Diego	175	138	37	34	57	84
38 San Francisco	67	38	29	4	24	39
39 San Joaquin	30	23	7	9	5	16
40 San Luis Obispo	18	13	5	10	1	7
41 San Mateo	36	30	6	8	12	16
42 Santa Barbara	29	26	3	7	4	18
43 Santa Clara	95	81	14	35	11	49
44 Santa Cruz	14	13	1	2	8	4
45 Shasta	12	8	4	6	1	5
46 Sierra	1	1	0	0	0	1
47 Siskiyou	8	4	4	0	0	8
48 Solano	23	21	2	13	6	4
49 Sonoma	23	20	3	9	5	9
50 Stanislaus	21	17	4	11	0	10
51 Sutter	6	3	3	0	0	6
52 Tehama	5	4	1	3	1	1
53 Trinity	4	2	2	1	1	2
54 Tulare	25	21	4	13	6	6
55 Tuolumne	4	4	0	0	0	4
56 Ventura	36	28	8	23	12	1
57 Yolo	10	9	1	1	0	9
58 Yuba	5	5	0	4	1	0
Statewide Totals	2,136	1,622	514	773	495	868
Percentage of Totals		75.9%	24.1%	36.2%	23.2%	40.6%

Trial Court Facilities

2.9 Current Area Allocation by Component

This table reports the distribution of court space to the ten component categories for each county and statewide.

The largest space components—trial courtset (the courtroom and directly associated spaces), court administration, and trial court judiciary—together account for nearly three-fourths of the court area statewide. The statewide average of 4,746 square feet of overall usable area per courtroom is roughly one-half the area of the space model of 8,500 to 10,000 square feet. This comparison suggests significant shortfalls compared to the Facilities Guidelines, and, while it does not mean that the existing facilities should be brought up to space guidelines, it provides a useful benchmark for planning and allocating future facility resources.

Table 2.9 Current Area Allocation by Component

County	Number of Courtrooms	Total Area (CGSF)	Private Circulation	Secure Circulation	Trial Courtset	Trial Court Judiciary	Jury Services	Court Administration	Court Support	Family Court Services	Court Security	In-Custody Facilities	Overall Usable Area per Courtroom
1 Alameda	99	523,673	52,231	23,707	195,315	50,752	19,686	113,646	1,848	17,670	956	47,862	5,290
2 Alpine	1	2,568	0	0	1,067	452	0	1,049	0	0	0	0	2,568
3 Amador	3	12,348	793	0	3,887	2,966	0	4,263	0	0	175	264	4,116
4 Butte	14	59,439	4,550	422	26,484	7,811	377	16,068	1,251	673	140	1,663	4,246
5 Calaveras	3	6,259	0	0	4,015	471	0	1,649	124	0	0	0	2,086
6 Colusa	2	10,038	432	0	4,337	848	0	3,260	0	0	0	1,161	5,019
7 Contra Costa	46	212,245	9,597	4,562	72,308	26,472	5,878	65,621	18,018	6,537	789	2,463	4,614
8 Del Norte	3	12,584	1,499	591	4,710	2,101	0	3,548	0	0	0	135	4,195
9 El Dorado	11	45,778	2,769	72	19,341	6,292	0	14,426	165	505	415	1,793	4,162
10 Fresno	50	168,421	19,214	4,620	69,279	23,036	3,097	38,818	2,128	189	2,496	5,544	3,368
11 Glenn	2	17,018	3,746	333	4,528	1,826	0	4,574	999	931	0	81	8,509
12 Humboldt	13	53,397	2,799	3,364	17,747	5,352	5,086	11,675	84	3,358	1,061	2,871	4,107
13 Imperial	12	36,022	960	0	15,594	6,271	1,016	9,982	2,199	0	0	0	3,002
14 Inyo	4	9,521	235	0	4,942	1,432	422	2,490	0	0	0	0	2,380
15 Kern	45	217,611	20,218	3,863	88,764	25,461	5,658	61,359	2,228	0	1,238	8,822	4,836
16 Kings	11	53,696	4,179	1,552	25,821	6,518	0	14,820	527	0	0	279	4,881
17 Lake	5	15,608	991	475	8,046	2,236	244	3,496	0	120	0	0	3,122
18 Lassen	3	8,864	624	100	4,728	1,956	0	1,164	0	292	0	0	2,955
19 Los Angeles	640	3,282,145	414,853	26,854	1,298,638	442,251	90,087	648,682	84,130	24,603	17,727	234,320	5,128
20 Madera	9	18,654	240	0	9,221	1,757	377	5,029	104	0	0	1,926	2,073
21 Marin	16	66,414	6,341	529	27,368	11,515	2,975	14,227	1,293	2,166	0	0	4,151
22 Mariposa	2	3,119	406	0	1,473	387	0	853	0	0	0	0	1,560
23 Mendocino	14	40,627	757	0	19,817	4,841	1,506	11,484	489	772	0	961	2,902
24 Merced	10	32,983	3,969	0	13,201	3,282	1,597	10,119	302	343	40	130	3,298
25 Modoc	2	9,606	1,704	0	3,931	2,060	0	1,911	0	0	0	0	4,803
26 Mono	4	11,372	498	0	4,313	1,501	351	3,446	168	1,032	0	63	2,843
27 Monterey	21	97,619	6,751	105	37,219	12,214	5,114	29,244	2,039	3,498	29	1,406	4,649
28 Napa	11	53,037	4,279	1,710	18,568	6,402	3,060	14,742	1,169	1,164	971	972	4,822
29 Nevada	6	24,162	495	250	10,482	3,173	0	8,102	469	954	100	137	4,027
30 Orange	152	782,496	81,868	5,818	303,791	93,882	34,756	190,376	9,357	18,349	1,216	43,083	5,148
31 Placer	17	62,147	6,036	347	23,607	10,132	835	17,929	709	1,860	692	0	3,656
32 Plumas	5	10,472	78	0	5,507	1,953	0	2,591	343	0	0	0	2,094
33 Riverside	84	445,655	39,019	4,393	171,465	54,526	23,377	114,031	12,000	11,146	8,654	7,044	5,305
34 Sacramento	82	424,316	45,469	1,281	124,315	76,701	6,346	118,559	8,037	29,914	3,819	9,875	5,175
35 San Benito	4	9,166	1,117	0	5,026	999	0	1,708	0	316	0	0	2,292
36 San Bernardino	83	465,027	25,367	8,349	150,937	55,170	14,082	129,359	4,378	21,149	2,354	53,882	5,603
37 San Diego	175	755,487	91,886	3,274	275,572	123,534	22,870	198,001	15,398	12,947	1,906	10,099	4,317
38 San Francisco	67	241,584	25,417	1,136	108,460	41,180	9,938	44,680	6,631	2,160	705	1,277	3,606
39 San Joaquin	30	145,705	7,188	2,195	53,894	18,126	3,289	43,627	5,993	1,672	2,703	7,018	4,857
40 San Luis Obispo	18	45,996	3,175	1,990	21,061	7,206	1,016	9,411	0	305	0	1,832	2,555
41 San Mateo	36	178,339	10,692	2,220	65,995	21,418	3,973	65,728	457	5,428	819	1,609	4,954
42 Santa Barbara	29	133,225	8,281	1,687	54,983	17,374	2,611	34,498	5,583	0	208	8,000	4,594
43 Santa Clara	95	436,189	34,256	4,941	172,095	72,607	15,683	107,198	9,318	3,540	2,224	14,327	4,591
44 Santa Cruz	14	58,259	2,835	426	20,122	8,309	1,440	16,437	408	1,242	224	6,816	4,161
45 Shasta	12	46,583	4,556	101	18,479	4,977	2,149	12,265	482	2,041	258	1,275	3,882
46 Sierra	1	4,853	1,274	251	1,328	538	0	1,151	75	186	50	0	4,853
47 Siskiyou	8	18,821	457	0	8,315	2,891	1,175	5,861	122	0	0	0	2,353
48 Solano	23	137,876	11,784	1,647	52,746	26,871	5,828	30,884	305	852	763	6,196	5,995
49 Sonoma	23	89,800	6,105	802	38,391	19,119	2,456	16,855	995	3,495	1,123	459	3,904
50 Stanislaus	21	76,852	3,635	1,088	32,448	10,177	3,572	20,019	3,446	1,326	555	586	3,660
51 Sutter	6	21,572	1,040	875	7,606	2,746	0	8,048	0	0	295	962	3,595
52 Tehama	5	23,759	1,355	398	10,644	2,952	109	7,469	420	412	0	0	4,752
53 Trinity	4	10,218	0	0	3,702	1,069	452	4,172	440	383	0	0	2,554
54 Tulare	25	106,928	11,173	3,908	48,671	14,642	1,727	24,210	245	1,790	265	297	4,277
55 Tuolumne	4	15,366	254	0	5,440	2,744	662	4,915	335	535	0	481	3,842
56 Ventura	36	219,858	31,306	2,622	75,598	30,321	8,249	51,848	4,851	3,061	956	11,046	6,107
57 Yolo	10	37,252	0	0	15,572	2,642	1,186	14,011	0	0	0	3,841	3,725
58 Yuba	5	29,694	2,417	399	9,592	2,883	0	8,273	583	4,851	297	399	5,939
Statewide Totals	2,136	10,138,323	1,023,170	123,257	3,900,506	1,389,325	314,312	2,423,861	210,645	193,767	56,223	503,257	4,746
Percentage of Totals			10.1%	1.2%	38.5%	13.7%	3.1%	23.9%	1.9%	1.9%	0.6%	5.0%	

Trial Court Facilities

Report continues on following page.

Section 3: Facilities Evaluation

This section summarizes the evaluation of the facilities used by the trial court system, pursuant to the inventory described in Section 2 and the evaluation process described in Section 1 of this report. The tables that follow report the findings of the evaluation of court facilities statewide.

3.1 Building Physical Condition

This table presents the total number of buildings and courtrooms and their usable area for each county, together with the number and area rated adequate, marginal, or deficient. This table is based on physical condition, without consideration of the need for seismic improvements.

Given that physical conditions can generally be improved with the allocation of capital dollars, the evaluation threshold for adequate and marginal were set at 60 percent and 40 percent of the building’s replacement cost respectively. As a result, buildings and components rated physically adequate may require significant improvement, and generate significant estimated improvement costs in the planning options.

Without consideration of potential seismic improvement costs, 86 percent of all evaluated buildings rated physically adequate, while approximately two percent rated deficient.

Table 3.1 Building Physical Condition

County	Total Buildings Surveyed			Level 1 Buildings (No Building Evaluation Completed)			Adequate			Marginal			Deficient		
	Number of Buildings	Number of Courtrooms	Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Usable Area (CGSF)
1 Alameda	15	99	523,673	7	20	69,647	5	52	312,775	3	27	141,251	0	0	0
2 Alpine	1	1	2,568	0	0	0	1	1	2,568	0	0	0	0	0	0
3 Amador	1	3	12,348	0	0	0	0	0	0	1	3	12,348	0	0	0
4 Butte	7	14	59,439	2	1	1,664	5	13	57,775	0	0	0	0	0	0
5 Calaveras	1	3	6,259	0	0	0	1	3	6,259	0	0	0	0	0	0
6 Colusa	2	2	10,038	1	1	3,228	1	1	6,810	0	0	0	0	0	0
7 Contra Costa	21	46	212,245	14	4	48,424	6	34	126,774	1	8	37,047	0	0	0
8 Del Norte	2	3	12,584	1	1	2,738	1	2	9,846	0	0	0	0	0	0
9 El Dorado	5	11	45,778	0	0	0	4	7	34,116	1	4	11,662	0	0	0
10 Fresno	15	50	168,421	9	8	10,988	6	42	157,433	0	0	0	0	0	0
11 Glenn	4	2	17,018	2	0	886	2	2	16,132	0	0	0	0	0	0
12 Humboldt	5	13	53,397	1	1	396	3	11	51,349	1	1	1,652	0	0	0
13 Imperial	6	12	36,022	5	5	9,240	1	7	26,782	0	0	0	0	0	0
14 Inyo	3	4	9,521	0	0	0	3	4	9,521	0	0	0	0	0	0
15 Kern	12	45	217,611	0	0	0	12	45	217,611	0	0	0	0	0	0
16 Kings	7	11	53,696	0	0	0	7	11	53,696	0	0	0	0	0	0
17 Lake	3	5	15,608	1	1	1,032	2	4	14,576	0	0	0	0	0	0
18 Lassen	2	3	8,864	0	0	0	1	2	6,112	1	1	2,752	0	0	0
19 Los Angeles	69	640	3,282,145	15	21	64,477	43	432	2,380,979	9	179	809,685	2	8	27,004
20 Madera	4	9	18,654	0	0	0	4	9	18,654	0	0	0	0	0	0
21 Marin	3	16	66,414	2	1	3,166	1	15	63,248	0	0	0	0	0	0
22 Mariposa	1	2	3,119	0	0	0	1	2	3,119	0	0	0	0	0	0
23 Mendocino	7	14	40,627	1	1	1,445	6	13	39,182	0	0	0	0	0	0
24 Merced	10	10	32,983	0	0	0	7	8	26,032	1	0	3,404	2	2	3,547
25 Modoc	2	2	9,606	0	0	0	1	1	5,730	1	1	3,876	0	0	0
26 Mono	2	4	11,372	0	0	0	2	4	11,372	0	0	0	0	0	0
27 Monterey	8	21	97,619	2	2	3,812	3	9	45,569	3	10	48,238	0	0	0
28 Napa	5	11	53,037	3	2	3,820	2	9	49,217	0	0	0	0	0	0
29 Nevada	3	6	24,162	0	0	0	3	6	24,162	0	0	0	0	0	0
30 Orange	12	152	782,496	6	5	35,533	6	147	746,963	0	0	0	0	0	0
31 Placer	9	17	62,147	2	2	2,114	7	15	60,033	0	0	0	0	0	0
32 Plumas	4	5	10,472	0	0	0	4	5	10,472	0	0	0	0	0	0
33 Riverside	21	84	445,655	5	2	37,666	15	75	388,937	0	0	0	1	7	19,052
34 Sacramento	12	82	424,316	6	8	67,274	4	67	337,777	2	7	19,265	0	0	0
35 San Benito	2	4	9,166	1	1	700	0	0	0	1	3	8,466	0	0	0
36 San Bernardino	23	83	465,027	10	3	45,623	11	62	350,426	2	18	68,978	0	0	0
37 San Diego	22	175	755,487	9	9	9,918	13	166	745,569	0	0	0	0	0	0
38 San Francisco	4	67	241,584	1	3	6,298	1	38	130,752	2	26	104,534	0	0	0
39 San Joaquin	13	30	145,705	7	2	11,551	6	28	134,154	0	0	0	0	0	0
40 San Luis Obispo	5	18	45,996	4	6	5,297	1	12	40,699	0	0	0	0	0	0
41 San Mateo	8	36	178,339	2	0	10,000	6	36	168,339	0	0	0	0	0	0
42 Santa Barbara	8	29	133,225	1	1	1,850	6	20	105,558	1	8	25,817	0	0	0
43 Santa Clara	17	95	436,189	7	9	69,349	8	74	308,185	2	12	58,655	0	0	0
44 Santa Cruz	6	14	58,259	4	5	25,994	2	9	32,265	0	0	0	0	0	0
45 Shasta	8	12	46,583	2	0	4,119	6	12	42,464	0	0	0	0	0	0
46 Sierra	1	1	4,853	0	0	0	1	1	4,853	0	0	0	0	0	0
47 Siskiyou	6	8	18,821	4	4	5,618	1	1	1,211	1	3	11,992	0	0	0
48 Solano	3	23	137,876	1	4	22,087	1	6	54,313	1	13	61,476	0	0	0
49 Sonoma	7	23	89,800	4	4	13,416	3	19	76,384	0	0	0	0	0	0
50 Stanislaus	6	21	76,852	2	2	2,360	3	4	10,214	1	15	64,278	0	0	0
51 Sutter	3	6	21,572	1	0	1,000	2	6	20,572	0	0	0	0	0	0
52 Tehama	5	5	23,759	2	1	693	3	4	23,066	0	0	0	0	0	0
53 Trinity	3	4	10,218	2	2	725	1	2	9,493	0	0	0	0	0	0
54 Tulare	6	25	106,928	1	1	3,115	4	10	43,765	1	14	60,048	0	0	0
55 Tuolumne	2	4	15,366	0	0	0	2	4	15,366	0	0	0	0	0	0
56 Ventura	5	36	219,858	3	1	15,200	2	35	204,658	0	0	0	0	0	0
57 Yolo	3	10	37,252	1	1	2,300	2	9	34,952	0	0	0	0	0	0
58 Yuba	1	5	29,694	0	0	0	1	5	29,694	0	0	0	0	0	0
Statewide Totals	451	2,136	10,138,323	154	145	624,763	256	1,621	7,908,533	36	353	1,555,424	5	17	49,603
Percentage of Buildings Evaluated excluding Level 1							86.2%	81.4%	83.1%	12.1%	17.7%	16.3%	1.7%	0.9%	0.5%

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3.2 Building Physical Condition – Key Issues

Based on the field survey, this table provides a statewide summary of physical condition issues, tabulating the number of buildings receiving ratings from 0 to 5 for each of the 12 building physical evaluation criteria. A 0 rating means the criterion is not applicable (e.g., elevators would not be necessary in a single-story building, and fire protection may be absent but unnecessary in some buildings). The rating scale of 1 through 5 represents like new condition at the low end, and needing total replacement at the high end. The rating scale generated improvement costs in the cost model based on a sliding scale from zero for a rating of 1 to 100 percent of system replacement cost for a rating of 5. In developing capital improvement costs in the county options, ratings of 1 or 2 did not generate an improvement cost. Ratings of 4 or 5 generally dictated the allocation of sufficient capital resources for system replacement. Ratings of 3 were reviewed to determine whether improvement costs should be included.

As indicated by the physical condition evaluation findings, several issues were identified as key deficiencies. Physical condition issues rated 4 or 5 in the greatest percentage of buildings were (1) ADA compliance; (2) fire protection; (3) HVAC systems; and (4) life safety systems.

Table 3.2 Building Physical Condition - Key Issues (excluding Level 1 Buildings)

Criterion	Rating 0 Not Applicable		Rating 1 Like New/Normal Maint.		Rating 2 Minor Repair/Upgrade		Rating 3 Moderate Repair/Upgrade		Rating 4 Major Repair/Upgrade		Rating 5 100% Replacement	
	Number of Buildings	% of all Buildings	Number of Buildings	% of all Buildings	Number of Buildings	% of all Buildings	Number of Buildings	% of all Buildings	Number of Buildings	% of all Buildings	Number of Buildings	% of all Buildings
General Structure	2	1%	138	46%	114	38%	31	10%	8	3%	3	1%
Exterior Wall	2	1%	109	37%	125	42%	47	16%	12	4%	2	1%
ADA Compliance	3	1%	66	22%	66	22%	60	20%	40	13%	61	21%
Roof	3	1%	112	38%	102	34%	52	18%	16	5%	12	4%
Vertical Transportation	130	44%	54	18%	57	19%	30	10%	16	5%	9	3%
Life Safety	7	2%	96	32%	97	33%	56	19%	28	9%	13	4%
Fire Protection	40	13%	95	32%	59	20%	54	18%	35	12%	14	5%
Graphics/Signage	3	1%	91	31%	98	33%	60	20%	25	8%	16	5%
Plumbing Systems	1	0%	108	36%	125	42%	51	17%	7	2%	4	1%
HVAC Systems	1	0%	97	33%	96	32%	55	19%	33	11%	14	5%
Electrical Systems	2	1%	124	42%	108	36%	44	15%	15	5%	2	1%
Comm/Tech Systems	3	1%	132	44%	103	35%	40	13%	16	5%	2	1%

3.3 Building Functional Evaluation

Table 3.3 summarizes the building functional evaluation for each county and statewide. The first group of columns summarizes the total number of buildings and courtrooms and usable area for each county. The remaining columns present the number of buildings, courtrooms, and usable area for Level 1 buildings (which were not evaluated), and for buildings rated adequate, marginal, and deficient.

For buildings that were evaluated, nearly half (46 percent) of the court usable area is located in buildings that were rated functionally adequate, over three-fourths of the space (78 percent) is in buildings rated either adequate or marginal, and less than one-fourth (22 percent) of the space was found to be in deficient buildings. A total of 154 Level 1 buildings, comprising approximately six percent of the total court usable area, was not evaluated.

Table 3.3 Building Functional Evaluation

County	Total Buildings Surveyed			Level 1 Buildings (No Building Evaluation Completed)			Adequate			Marginal			Deficient		
	Number of Buildings	Number of Courtrooms	Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Usable Area (CGSF)
1 Alameda	15	99	523,673	7	20	69,647	4	32	206,112	1	20	106,663	3	27	141,251
2 Alpine	1	1	2,568	0	0	0	0	0	0	0	0	0	1	1	2,568
3 Amador	1	3	12,348	0	0	0	0	0	0	0	0	0	1	3	12,348
4 Butte	7	14	59,439	2	1	1,664	1	8	41,607	0	0	0	4	5	16,168
5 Calaveras	1	3	6,259	0	0	0	0	0	0	0	0	0	1	3	6,259
6 Colusa	2	2	10,038	1	1	3,228	1	1	6,810	0	0	0	0	0	0
7 Contra Costa	21	46	212,245	14	4	48,424	0	0	0	6	40	157,119	1	2	6,702
8 Del Norte	2	3	12,584	1	1	2,738	0	0	0	1	2	9,846	0	0	0
9 El Dorado	5	11	45,778	0	0	0	2	2	8,858	2	5	25,258	1	4	11,662
10 Fresno	15	50	168,421	9	8	10,988	3	10	32,942	3	32	124,491	0	0	0
11 Glenn	4	2	17,018	2	0	886	0	0	0	0	0	0	2	2	16,132
12 Humboldt	5	13	53,397	1	1	396	1	1	2,171	0	0	0	3	11	50,830
13 Imperial	6	12	36,022	5	5	9,240	0	0	0	0	0	0	1	7	26,782
14 Inyo	3	4	9,521	0	0	0	0	0	0	1	1	2,816	2	3	6,705
15 Kern	12	45	217,611	0	0	0	6	22	116,700	2	19	89,065	4	4	11,846
16 Kings	7	11	53,696	0	0	0	3	5	26,647	3	5	25,443	1	1	1,606
17 Lake	3	5	15,608	1	1	1,032	1	1	3,332	0	0	0	1	3	11,244
18 Lassen	2	3	8,864	0	0	0	0	0	0	0	0	0	2	3	8,864
19 Los Angeles	69	640	3,282,145	15	21	64,477	28	341	2,030,013	6	49	247,251	20	229	940,404
20 Madera	4	9	18,654	0	0	0	0	0	0	1	1	2,708	3	8	15,946
21 Marin	3	16	66,414	2	1	3,166	0	0	0	1	15	63,248	0	0	0
22 Mariposa	1	2	3,119	0	0	0	0	0	0	1	2	3,119	0	0	0
23 Mendocino	7	14	40,627	1	1	1,445	1	1	4,487	1	1	4,225	4	11	30,470
24 Merced	10	10	32,983	0	0	0	2	2	6,263	2	4	14,818	6	4	11,902
25 Modoc	2	2	9,606	0	0	0	1	1	5,730	1	1	3,876	0	0	0
26 Mono	2	4	11,372	0	0	0	0	0	0	1	2	4,858	1	2	6,514
27 Monterey	8	21	97,619	2	2	3,812	1	5	28,904	2	9	45,737	3	5	19,166
28 Napa	5	11	53,037	3	2	3,820	1	5	28,990	1	4	20,227	0	0	0
29 Nevada	3	6	24,162	0	0	0	0	0	0	2	5	18,513	1	1	5,649
30 Orange	12	152	782,496	6	5	35,533	1	29	125,220	5	118	621,743	0	0	0
31 Placer	9	17	62,147	2	2	2,114	2	2	10,273	2	6	22,267	3	7	27,493
32 Plumas	4	5	10,472	0	0	0	0	0	0	1	1	1,527	3	4	8,945
33 Riverside	21	84	445,655	5	2	37,666	7	46	248,046	3	19	96,902	6	17	63,041
34 Sacramento	12	82	424,316	6	8	67,274	2	59	289,571	1	7	45,915	3	8	21,556
35 San Benito	2	4	9,166	1	1	700	0	0	0	0	0	0	1	3	8,466
36 San Bernardino	23	83	465,027	10	3	45,623	5	39	243,314	4	10	46,035	4	31	130,055
37 San Diego	22	175	755,487	9	9	9,918	5	80	422,121	3	65	223,474	5	21	99,974
38 San Francisco	4	67	241,584	1	3	6,298	1	38	130,752	1	22	95,836	1	4	8,698
39 San Joaquin	13	30	145,705	7	2	11,551	1	2	7,428	2	23	109,433	3	3	17,293
40 San Luis Obispo	5	18	45,996	4	6	5,297	0	0	0	1	12	40,699	0	0	0
41 San Mateo	8	36	178,339	2	0	10,000	0	0	0	4	33	153,102	2	3	15,237
42 Santa Barbara	8	29	133,225	1	1	1,850	2	3	14,255	2	7	44,389	3	18	72,731
43 Santa Clara	17	95	436,189	7	9	69,349	1	4	19,112	4	42	165,619	5	40	182,109
44 Santa Cruz	6	14	58,259	4	5	25,994	1	7	24,886	1	2	7,379	0	0	0
45 Shasta	8	12	46,583	2	0	4,119	3	11	37,676	1	1	1,663	2	0	3,125
46 Sierra	1	1	4,853	0	0	0	0	0	0	0	0	0	1	1	4,853
47 Siskiyou	6	8	18,821	4	4	5,618	0	0	0	0	0	0	2	4	13,203
48 Solano	3	23	137,876	1	4	22,087	0	0	0	2	19	115,789	0	0	0
49 Sonoma	7	23	89,800	4	4	13,416	0	0	0	3	19	76,384	0	0	0
50 Stanislaus	6	21	76,852	2	2	2,360	1	2	4,842	1	15	64,278	2	2	5,372
51 Sutter	3	6	21,572	1	0	1,000	0	0	0	1	2	6,079	1	4	14,493
52 Tehama	5	5	23,759	2	1	693	0	0	0	1	2	10,595	2	2	12,471
53 Trinity	3	4	10,218	2	2	725	0	0	0	1	2	9,493	0	0	0
54 Tulare	6	25	106,928	1	1	3,115	2	4	27,490	1	14	60,048	2	6	16,275
55 Tuolumne	2	4	15,366	0	0	0	0	0	0	2	4	15,366	0	0	0
56 Ventura	5	36	219,858	3	1	15,200	1	30	165,562	1	5	39,096	0	0	0
57 Yolo	3	10	37,252	1	1	2,300	1	1	6,710	1	8	28,242	0	0	0
58 Yuba	1	5	29,694	0	0	0	1	5	29,694	0	0	0	0	0	0
Statewide Totals	451	2,136	10,138,323	154	145	624,763	93	799	4,356,518	87	675	3,070,634	117	517	2,086,408
Percentage of Buildings Surveyed excluding Level 1							31.3%	40.1%	45.8%	29.3%	33.9%	32.3%	39.4%	26.0%	21.9%

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3.4 Building Functional Evaluation – Key Issues

The table provides a statewide summary of functional condition issues, tabulating the number of buildings receiving ratings of not applicable, adequate, marginal, or deficient for each of the eight building functional evaluation criteria.

The top three functional evaluation criteria contributing to deficient building ratings were secure circulation, building security, and judicial/staff circulation. Although each of these three factors focuses on a different aspect of the building function, they all relate to overall building security, and particularly to the safety of the public and the staff. In many buildings these conditions may be mitigated by change of use of courtrooms, changes in circulation (achieved through interior modifications), reduction of number of public access points, control of entrances, and addition of screening equipment.

Table 3.4 Building Functional Evaluation - Key Issues

Criterion	Not Applicable		Adequate		Marginal		Deficient	
	Number of Buildings	% of all Buildings	Number of Buildings	% of all Buildings	Number of Buildings	% of all Buildings	Number of Buildings	% of all Buildings
Functional Zoning/Organization	2	1%	165	56%	102	34%	28	9%
Public Circulation	4	1%	200	67%	64	22%	29	10%
Judicial/Staff Circulation	8	3%	118	40%	99	33%	72	24%
Secure Circulation	39	13%	97	33%	59	20%	102	34%
Image	2	1%	177	60%	89	30%	28	9%
Building Security	14	5%	117	39%	65	22%	101	34%
Public Amenities	3	1%	180	61%	80	27%	34	11%
Quality of Environment	2	1%	179	60%	91	31%	25	8%

3.5 Composite Building Physical and Functional Evaluation

The following table presents a series of five selected combinations of composite functional and physical ratings, showing the number of buildings, number of courtrooms, and usable area under each composite rating, as follows: (1) both physically and functionally adequate; (2) physically adequate but functionally marginal or deficient; (3) functionally adequate but physically marginal or deficient; (4) physically and functionally marginal or deficient, excluding those rated both physically and functionally deficient; and (5) both physically and functionally deficient.

For buildings that were evaluated, a total of 91 buildings were rated both physically and functionally adequate, comprising 39 percent of courtrooms and 45 percent of usable area of courts. A majority of buildings rated physically adequate (56 percent) were rated functionally marginal or deficient. The reverse was not found to be true. Approximately 1 percent of buildings were rated functionally adequate and physically marginal or deficient.

Table 3.5 Composite Building Physical and Functional Evaluation

County	Total Buildings Surveyed			Level 1 Buildings (No Building Evaluation Completed)			Physical - Adequate Functional - Adequate			Physical - Adequate Functional - Marginal or Deficient			Physical - Marginal or Deficient Functional - Adequate			Physical - Marginal or Deficient Functional - Marginal or Deficient Except when Both are Deficient			Both Physical - Deficient and Functional - Deficient		
	Number of Buildings	Number of Courtrooms	Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Usable Area (CGSF)	Number of Buildings	Number of Courtrooms	Usable Area (CGSF)
1 Alameda	15	99	523,673	7	20	69,647	4	32	206,112	1	20	106,663	0	0	0	3	27	141,251	0	0	0
2 Alpine	1	1	2,568	0	0	0	0	0	0	1	1	2,568	0	0	0	0	0	0	0	0	0
3 Amador	1	3	12,348	0	0	0	0	0	0	0	0	0	0	0	0	1	3	12,348	0	0	0
4 Butte	7	14	59,439	2	1	1,664	1	8	41,607	4	5	16,168	0	0	0	0	0	0	0	0	0
5 Calaveras	1	3	6,259	0	0	0	0	0	0	1	3	6,259	0	0	0	0	0	0	0	0	0
6 Colusa	2	2	10,038	1	1	3,228	1	1	6,810	0	0	0	0	0	0	0	0	0	0	0	0
7 Contra Costa	21	46	212,245	14	4	48,424	0	0	0	6	34	126,774	0	0	0	1	8	37,047	0	0	0
8 Del Norte	2	3	12,584	1	1	2,738	0	0	0	1	2	9,846	0	0	0	0	0	0	0	0	0
9 El Dorado	5	11	45,778	0	0	0	2	2	8,858	2	5	25,258	0	0	0	1	4	11,662	0	0	0
10 Fresno	15	50	168,421	9	8	10,988	3	10	32,942	3	32	124,491	0	0	0	0	0	0	0	0	0
11 Glenn	4	2	17,018	2	0	886	0	0	0	2	2	16,132	0	0	0	0	0	0	0	0	0
12 Humboldt	5	13	53,397	1	1	396	1	1	2,171	2	10	49,178	0	0	0	1	1	1,652	0	0	0
13 Imperial	6	12	36,022	5	5	9,240	0	0	0	1	7	26,782	0	0	0	0	0	0	0	0	0
14 Inyo	3	4	9,521	0	0	0	0	0	0	3	4	9,521	0	0	0	0	0	0	0	0	0
15 Kern	12	45	217,611	0	0	0	6	22	116,700	6	23	100,911	0	0	0	0	0	0	0	0	0
16 Kings	7	11	53,696	0	0	0	3	5	26,647	4	6	27,049	0	0	0	0	0	0	0	0	0
17 Lake	3	5	15,608	1	1	1,032	1	1	3,332	1	3	11,244	0	0	0	0	0	0	0	0	0
18 Lassen	2	3	8,864	0	0	0	0	0	0	1	2	6,112	0	0	0	1	1	2,752	0	0	0
19 Los Angeles	69	640	3,282,145	15	21	64,477	26	325	1,928,160	17	107	452,819	2	16	101,853	7	163	707,832	2	8	27,004
20 Madera	4	9	18,654	0	0	0	0	0	0	4	9	18,654	0	0	0	0	0	0	0	0	0
21 Marin	3	16	66,414	2	1	3,166	0	0	0	1	15	63,248	0	0	0	0	0	0	0	0	0
22 Mariposa	1	2	3,119	0	0	0	0	0	0	1	2	3,119	0	0	0	0	0	0	0	0	0
23 Mendocino	7	14	40,627	1	1	1,445	1	1	4,487	5	12	34,695	0	0	0	0	0	0	0	0	0
24 Merced	10	10	32,983	0	0	0	2	2	6,263	5	6	19,769	0	0	0	1	0	3,404	2	2	3,547
25 Modoc	2	2	9,606	0	0	0	1	1	5,730	0	0	0	0	0	0	1	1	3,876	0	0	0
26 Mono	2	4	11,372	0	0	0	0	0	0	2	4	11,372	0	0	0	0	0	0	0	0	0
27 Monterey	8	21	97,619	2	2	3,812	1	5	28,904	2	4	16,665	0	0	0	3	10	48,238	0	0	0
28 Napa	5	11	53,037	3	2	3,820	1	5	28,990	1	4	20,227	0	0	0	0	0	0	0	0	0
29 Nevada	3	6	24,162	0	0	0	0	0	0	3	6	24,162	0	0	0	0	0	0	0	0	0
30 Orange	12	152	782,496	6	5	35,533	1	29	125,220	5	118	621,743	0	0	0	0	0	0	0	0	0
31 Placer	9	17	62,147	2	2	2,114	2	2	10,273	5	13	49,760	0	0	0	0	0	0	0	0	0
32 Plumas	4	5	10,472	0	0	0	0	0	0	4	5	10,472	0	0	0	0	0	0	0	0	0
33 Riverside	21	84	445,655	5	2	37,666	7	46	248,046	8	29	140,891	0	0	0	0	0	0	1	7	19,052
34 Sacramento	12	82	424,316	6	8	67,274	2	59	289,571	2	8	48,206	0	0	0	2	7	19,265	0	0	0
35 San Benito	2	4	9,166	1	1	700	0	0	0	0	0	0	0	0	0	1	3	8,466	0	0	0
36 San Bernardino	23	83	465,027	10	3	45,623	5	39	243,314	6	23	107,112	0	0	0	2	18	68,978	0	0	0
37 San Diego	22	175	755,487	9	9	9,918	5	80	422,121	8	86	323,448	0	0	0	0	0	0	0	0	0
38 San Francisco	4	67	241,584	1	3	6,298	1	38	130,752	0	0	0	0	0	0	2	26	104,534	0	0	0
39 San Joaquin	13	30	145,705	7	2	11,551	1	2	7,428	5	26	126,726	0	0	0	0	0	0	0	0	0
40 San Luis Obispo	5	18	45,996	4	6	5,297	0	0	0	1	12	40,699	0	0	0	0	0	0	0	0	0
41 San Mateo	8	36	178,339	2	0	10,000	0	0	0	6	36	168,339	0	0	0	0	0	0	0	0	0
42 Santa Barbara	8	29	133,225	1	1	1,850	2	3	14,255	4	17	91,303	0	0	0	1	8	25,817	0	0	0
43 Santa Clara	17	95	436,189	7	9	69,349	1	4	19,112	7	70	289,073	0	0	0	2	12	58,655	0	0	0
44 Santa Cruz	6	14	58,259	4	5	25,994	1	7	24,886	1	2	7,379	0	0	0	0	0	0	0	0	0
45 Shasta	8	12	46,583	2	0	4,119	3	11	37,676	3	1	4,788	0	0	0	0	0	0	0	0	0
46 Sierra	1	1	4,853	0	0	0	0	0	0	1	1	4,853	0	0	0	0	0	0	0	0	0
47 Siskiyou	6	8	18,821	4	4	5,618	0	0	0	1	1	1,211	0	0	0	1	3	11,992	0	0	0
48 Solano	3	23	137,876	1	4	22,087	0	0	0	1	6	54,313	0	0	0	1	13	61,476	0	0	0
49 Sonoma	7	23	89,800	4	4	13,416	0	0	0	3	19	76,384	0	0	0	0	0	0	0	0	0
50 Stanislaus	6	21	76,852	2	2	2,360	1	2	4,842	2	2	5,372	0	0	0	1	15	64,278	0	0	0
51 Sutter	3	6	21,572	1	0	1,000	0	0	0	2	6	20,572	0	0	0	0	0	0	0	0	0
52 Tehama	5	5	23,759	2	1	693	0	0	0	3	4	23,066	0	0	0	0	0	0	0	0	0
53 Trinity	3	4	10,218	2	2	725	0	0	0	1	2	9,493	0	0	0	0	0	0	0	0	0
54 Tulare	6	25	106,928	1	1	3,115	2	4	27,490	2	6	16,275	0	0	0	1	14	60,048	0	0	0
55 Tuolumne	2	4	15,366	0	0	0	0	0	0	2	4	15,366	0	0	0	0	0	0	0	0	0
56 Ventura	5	36	219,858	3	1	15,200	1	30	165,562	1	5	39,096	0	0	0	0	0	0	0	0	0
57 Yolo	3	10	37,252	1	1	2,300	1	1	6,710	1	8	28,242	0	0	0	0	0	0	0	0	0
58 Yuba	1	5	29,694	0	0	0	1	5	29,694	0	0	0	0	0	0	0	0	0	0	0	0
Statewide Totals	451	2,136	10,138,323	154	145	624,763	91	783	4,254,665	165	838	3,653,868	2	16	101,853	34	337	1,453,571	5	17	49,603
Percentage of Buildings Surveyed excluding Level 1							30.6%	39.3%	44.7%	55.6%	42.1%	38.4%	0.7%	0.8%	1.1%	11.4%	16.9%	15.3%	1.7%	0.9%	0.5%

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3.6 Courtroom Evaluation – Current Use

Table 3.6 displays the results of the courtroom evaluation based on their current use. For courtrooms rated adequate, the breakdown of ratings for spatial, functional, holding, and access is unnecessary. For courtrooms rated marginal or deficient for current use, the number of courtrooms receiving the marginal or deficient rating is tabulated.

The space of each courtroom was compared to the Facilities Guidelines and rated accordingly. Courtrooms with 80 percent or more space than the guidelines were rated spatially adequate, those between 70 and 80 percent were rated marginal, and those below 70 percent were rated deficient. For courtrooms functionally rated adequate or marginal, the functional rating would override the spatial rating. If currently used for in-custody criminal matters, courtrooms were rated for their ability to provide secure holding of in-custody defendants and separate circulation routes to the courtrooms.

A total of 977 courtrooms (46 percent) were rated adequate for their current use, and a total of 1,685 (79 percent) were rated adequate or marginal for their current use. Of the 451 courtrooms rated deficient for their current use, 241 of them—more than half—had deficient holding facilities, and 281 were deficient because they lacked secure access for in-custody defendants. Often, in the larger jurisdictions, the number of adequate courtrooms may be increased by reassignment to noncriminal cases, where in-custody defendant holding is not required.

Table 3.6 Courtroom Evaluation - Current Use

County	Total Number of Courtrooms	Marginal for Current Use						Deficient for Current Use				
		Adequate	Number Rated as Marginal for Each Criteria					Number Rated as Deficient for Each Criteria				
		Total No. of Courtrooms	Total No. of Courtrooms	Spatial	Functional	Holding	Access	Total No. of Courtrooms	Spatial	Functional	Holding	Access
1 Alameda	99	46	28	13	18	1	3	25	11	14	1	13
2 Alpine	1	0	0	1	0	0	0	1	1	0	0	1
3 Amador	3	0	0	2	0	0	0	3	2	1	2	2
4 Butte	14	7	4	2	1	3	2	3	1	1	3	3
5 Calaveras	3	0	0	1	0	0	0	3	1	1	3	3
6 Colusa	2	1	0	0	0	0	0	1	0	0	1	1
7 Contra Costa	46	12	24	5	11	13	6	10	5	8	4	9
8 Del Norte	3	2	1	0	0	0	0	0	0	0	0	0
9 El Dorado	11	3	5	3	2	2	2	3	3	1	3	3
10 Fresno	50	2	38	24	3	28	26	10	8	2	10	5
11 Glenn	2	0	1	1	1	1	0	1	0	0	1	1
12 Humboldt	13	2	4	5	1	3	3	7	3	7	3	4
13 Imperial	12	0	7	3	1	2	4	5	3	0	1	5
14 Inyo	4	0	0	2	0	0	0	4	2	2	3	4
15 Kern	45	19	14	8	3	4	9	12	3	2	6	8
16 Kings	11	2	7	1	6	1	2	2	0	2	0	0
17 Lake	5	1	1	0	0	0	0	3	0	0	3	3
18 Lassen	3	0	0	1	0	0	0	3	1	2	1	1
19 Los Angeles	640	422	163	34	13	31	36	55	17	10	44	32
20 Madera	9	1	1	7	1	1	1	7	6	1	0	6
21 Marin	16	4	12	5	12	0	0	0	0	0	0	0
22 Mariposa	2	0	0	2	0	0	0	2	2	1	2	2
23 Mendocino	14	3	4	3	2	1	0	7	3	1	6	5
24 Merced	10	1	2	3	0	0	0	7	3	3	6	6
25 Modoc	2	1	0	0	0	0	0	1	0	1	1	1
26 Mono	4	0	0	2	0	0	0	4	2	2	3	4
27 Monterey	21	5	8	1	6	5	5	8	1	1	5	3
28 Napa	11	6	3	3	3	0	0	2	1	0	2	2
29 Nevada	6	0	2	1	2	1	1	4	0	0	4	4
30 Orange	152	86	64	15	21	35	29	2	2	0	2	0
31 Placer	17	2	7	4	3	4	4	8	4	0	7	6
32 Plumas	5	1	1	2	1	0	0	3	2	2	3	3
33 Riverside	84	53	20	5	6	17	13	11	4	10	4	5
34 Sacramento	82	25	30	9	0	17	20	27	8	11	6	10
35 San Benito	4	0	1	0	0	0	0	3	0	0	3	3
36 San Bernardino	83	28	40	15	11	26	10	15	5	3	12	11
37 San Diego	175	54	65	56	11	39	38	56	51	8	49	17
38 San Francisco	67	31	33	3	11	17	18	3	2	3	1	1
39 San Joaquin	30	10	10	4	4	2	4	10	2	3	0	7
40 San Luis Obispo	18	2	8	5	0	0	0	8	5	8	5	3
41 San Mateo	36	8	14	1	2	6	8	14	1	0	2	14
42 Santa Barbara	29	3	3	2	1	0	1	23	2	13	1	15
43 Santa Clara	95	53	20	4	10	8	8	22	3	3	8	19
44 Santa Cruz	14	1	11	2	9	7	7	2	0	2	0	0
45 Shasta	12	2	5	6	4	1	1	5	2	3	5	4
46 Sierra	1	0	0	0	0	0	0	1	0	0	0	1
47 Siskiyou	8	0	0	5	0	0	0	8	5	6	2	4
48 Solano	23	17	4	0	4	2	2	2	0	2	0	0
49 Sonoma	23	7	15	5	13	2	2	1	1	0	1	1
50 Stanislaus	21	8	4	2	3	0	0	9	2	3	2	8
51 Sutter	6	0	2	1	1	0	0	4	1	0	4	3
52 Tehama	5	3	1	0	0	0	0	1	0	0	0	1
53 Trinity	4	0	2	2	0	1	1	2	2	2	0	0
54 Tulare	25	5	14	5	4	0	6	6	3	2	3	3
55 Tuolumne	4	1	0	3	0	0	0	3	3	0	3	3
56 Ventura	36	33	3	1	0	2	2	0	0	0	0	0
57 Yolo	10	1	0	5	0	0	0	9	5	2	0	8
58 Yuba	5	3	2	0	0	1	1	0	0	0	0	0
Statewide Totals	2,136	977	708	295	205	284	275	451	194	149	241	281
Percentage of Total		45.7%	33.1%	13.8%	9.6%	13.3%	12.9%	21.1%	9.1%	7.0%	11.3%	13.2%

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3.7 Courtroom Functional Evaluation Issues

This table summarizes the courtroom evaluation findings statewide, indicating the number of courtrooms rated not applicable, adequate, marginal, or deficient for each of the 11 individual functional evaluation criteria. The tabulations indicate the percentage of all courtrooms statewide receiving the indicated rating for each functional criterion.

The top three functional issues for courtrooms rated deficient were as follows: defendant holding/access (15 percent); access (10 percent); and security (9 percent). These key functional issues can often be mitigated or resolved by reassigning courtrooms to noncriminal matters.

Table 3.7 Courtroom Functional Evaluation Issues

Criterion	Not Applicable		Adequate		Marginal		Deficient	
	Number of Courtrooms	% of all Courtrooms	Number of Courtrooms	% of all Courtrooms	Number of Courtrooms	% of all Courtrooms	Number of Courtrooms	% of all Courtrooms
Location/Access	7	0%	2,005	94%	89	4%	35	2%
Adjacencies	8	0%	1,938	91%	154	7%	36	2%
Image	6	0%	1,761	82%	311	15%	58	3%
Quality of Environment	7	0%	1,765	83%	301	14%	63	3%
Acoustics	9	0%	1,758	82%	290	14%	79	4%
Security	20	1%	1,697	79%	224	10%	195	9%
Access	248	12%	1,361	64%	313	15%	214	10%
Sightlines	15	1%	1,394	65%	624	29%	97	5%
Well Size	11	1%	1,623	76%	407	19%	89	4%
Holding/Access	560	26%	900	42%	357	17%	313	15%
Seating	41	2%	1,668	78%	341	16%	80	4%

3.8 Courtroom Evaluation – Optimum Use

Table 3.8 indicates the number of courtrooms that can be rated adequate or adequate plus marginal by changing their use. Typically the change of use is from a criminal courtroom to a civil courtroom. These data are determined irrespective of the number of courtrooms required for each use category, and thus serve as a guide and a starting place for the planner in developing the range of planning options.

By changing their assigned use, the total number of adequate plus marginal courtrooms can be increased from 1,685 (79 percent) to 1,967 (92 percent) under the optimum-use scenario. This strategy is often achievable in the larger jurisdictions, where specialization of civil and criminal courtrooms is practical, but may not be feasible in the smaller jurisdictions, where courtrooms must serve as multipurpose courtrooms.

Table 3.8 Courtroom Evaluation - Optimum Use

County	Total Number of Courtrooms	Adequate for Current Use	Marginal for Current Use	Number of Courtrooms Optimum Use Adequate Criteria Only	Number of Courtrooms Optimum Use Adequate + Marginal Criteria
1 Alameda	99	46	28	98	98
2 Alpine	1	0	0	1	1
3 Amador	3	0	0	2	3
4 Butte	14	7	4	12	12
5 Calaveras	3	0	0	2	2
6 Colusa	2	1	0	2	2
7 Contra Costa	46	12	24	40	43
8 Del Norte	3	2	1	3	3
9 El Dorado	11	3	5	3	3
10 Fresno	50	2	38	32	36
11 Glenn	2	0	1	2	2
12 Humboldt	13	2	4	10	11
13 Imperial	12	0	7	11	12
14 Inyo	4	0	0	2	2
15 Kern	45	19	14	43	45
16 Kings	11	2	7	10	11
17 Lake	5	1	1	4	4
18 Lassen	3	0	0	2	2
19 Los Angeles	640	422	163	584	608
20 Madera	9	1	1	1	2
21 Marin	16	4	12	16	16
22 Mariposa	2	0	0	1	1
23 Mendocino	14	3	4	9	10
24 Merced	10	1	2	5	5
25 Modoc	2	1	0	2	2
26 Mono	4	0	0	2	2
27 Monterey	21	5	8	20	20
28 Napa	11	6	3	10	10
29 Nevada	6	0	2	6	6
30 Orange	152	86	64	148	152
31 Placer	17	2	7	10	14
32 Plumas	5	1	1	4	4
33 Riverside	84	53	20	76	76
34 Sacramento	82	25	30	72	73
35 San Benito	4	0	1	3	4
36 San Bernardino	83	28	40	72	77
37 San Diego	175	54	65	153	165
38 San Francisco	67	31	33	63	63
39 San Joaquin	30	10	10	28	28
40 San Luis Obispo	18	2	8	12	12
41 San Mateo	36	8	14	34	34
42 Santa Barbara	29	3	3	24	25
43 Santa Clara	95	53	20	91	91
44 Santa Cruz	14	1	11	10	12
45 Shasta	12	2	5	12	12
46 Sierra	1	0	0	1	1
47 Siskiyou	8	0	0	1	1
48 Solano	23	17	4	23	23
49 Sonoma	23	7	15	22	23
50 Stanislaus	21	8	4	16	18
51 Sutter	6	0	2	4	4
52 Tehama	5	3	1	4	3
53 Trinity	4	0	2	1	1
54 Tulare	25	5	14	23	23
55 Tuolumne	4	1	0	2	4
56 Ventura	36	33	3	36	36
57 Yolo	10	1	0	9	9
58 Yuba	5	3	2	5	5
Statewide Totals	2,136	977	708	1,894	1,967
Percentage of Total		45.7%	33.1%	88.7%	92.1%

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3.9 Courtroom Optimum Use by Type

The table provides a statewide perspective of the number of courtrooms rated adequate or marginal for their current use, and the number of courtrooms under the optimum-use scenarios, arrayed by type of courtroom. This information is used at the county and building level to provide guidance to the planner as to how to mitigate the current deficiencies identified in the planning options.

The total number of adequate and marginal courtrooms statewide may be increased from 1,685 to as many as 1,967 (an increase of 17 percent) by changing to a use for which the courtroom is better suited. Typical of the change of use is changing a criminal or multipurpose courtroom with marginal or deficient holding and access facilities to a civil courtroom, where defendant holding and access are not required. The strategy increases the total number of adequate or marginal courtrooms, but may produce a shortfall against the required number of courtrooms for criminal matters. The reassignment strategy can be most successful when employed in conjunction with planned replacement and expansion facilities, where the new facilities can be provided with holding and access features to satisfy the need for in-custody capable courtrooms.

Table 3.9 Courtroom Optimum Use by Type

Criterion	Total Number of Courtrooms	Adequate for Current Use	Marginal for Current Use	Number of Courtrooms Alternate Use Adequate Criteria Only	Number of Courtrooms Alternate Use Adequate + Marginal Criteria
Arraignment	65	31	33	36	64
Civil	442	277	142	954	613
Criminal	606	324	144	429	553
Family	182	124	50	144	146
Juvenile	140	36	62	55	82
Multi-Purpose	530	132	188	191	370
Small Claims	41	4	33	26	37
Special	27	5	8	12	31
Traffic	103	44	48	47	71
Statewide Totals	2,136	977	708	1,894	1,967
Percentage of Totals		45.7%	33.1%	88.7%	92.1%

3.10 Component Area Evaluation by County

The following table summarizes the evaluation of all component spaces used for court functions, including courtrooms, for each county and statewide. The amount of court-usable area rated adequate, marginal, and deficient is presented, together with the percentage of the total in the county. While the evaluation of the component spaces included spatial, physical, and functional evaluation, the results are based primarily on the functional evaluation.

More than three-fourths (78 percent) of the court space statewide was rated as adequate, based primarily on function. Among the smaller counties, four counties with less than 10,000 square feet of total usable court area had more than half of their space rated deficient. Another seven counties, all with under 50,000 square feet of total usable area, had more than one-third of their component area rated deficient.

Table 3.10 Component Area Evaluation by County

County	Total Assigned Usable Area (CGSF)	Adequate		Marginal		Deficient	
		Area (CGSF)	% of Total	Area (CGSF)	% of Total	Area (CGSF)	% of Total
1 Alameda	523,673	289,677	55.3%	147,738	28.2%	86,258	16.5%
2 Alpine	2,568	1,281	49.9%	191	7.4%	1,096	42.7%
3 Amador	12,348	4,238	34.3%	3,901	31.6%	4,209	34.1%
4 Butte	59,439	49,253	82.9%	6,191	10.4%	3,995	6.7%
5 Calaveras	6,259	526	8.4%	881	14.1%	4,852	77.5%
6 Colusa	10,038	7,922	78.9%	556	5.5%	1,560	15.5%
7 Contra Costa	212,245	114,678	54.0%	79,326	37.4%	18,241	8.6%
8 Del Norte	12,584	11,184	88.9%	1,400	11.1%	0	0.0%
9 El Dorado	45,778	32,343	70.7%	10,694	23.4%	2,741	6.0%
10 Fresno	168,421	100,829	59.9%	54,518	32.4%	13,074	7.8%
11 Glenn	17,018	11,639	68.4%	2,379	14.0%	3,000	17.6%
12 Humboldt	53,397	18,517	34.7%	18,333	34.3%	16,547	31.0%
13 Imperial	36,022	21,051	58.4%	8,629	24.0%	6,342	17.6%
14 Inyo	9,521	2,402	25.2%	764	8.0%	6,355	66.7%
15 Kern	217,611	173,304	79.6%	25,593	11.8%	18,714	8.6%
16 Kings	53,696	35,664	66.4%	14,518	27.0%	3,514	6.5%
17 Lake	15,608	9,955	63.8%	1,247	8.0%	4,406	28.2%
18 Lassen	8,864	2,819	31.8%	1,500	16.9%	4,545	51.3%
19 Los Angeles	3,282,145	2,989,685	91.1%	217,108	6.6%	75,352	2.3%
20 Madera	18,654	8,563	45.9%	4,084	21.9%	6,007	32.2%
21 Marin	66,414	25,981	39.1%	38,267	57.6%	2,166	3.3%
22 Mariposa	3,119	1,077	34.5%	569	18.2%	1,473	47.2%
23 Mendocino	40,627	25,407	62.5%	7,444	18.3%	7,776	19.1%
24 Merced	32,983	11,154	33.8%	7,129	21.6%	14,700	44.6%
25 Modoc	9,606	7,266	75.6%	357	3.7%	1,983	20.6%
26 Mono	11,372	6,264	55.1%	916	8.1%	4,192	36.9%
27 Monterey	97,619	61,961	63.5%	21,675	22.2%	13,983	14.3%
28 Napa	53,037	43,355	81.7%	5,721	10.8%	3,961	7.5%
29 Nevada	24,162	13,730	56.8%	4,941	20.4%	5,491	22.7%
30 Orange	782,496	672,934	86.0%	100,952	12.9%	8,610	1.1%
31 Placer	62,147	43,655	70.2%	10,256	16.5%	8,236	13.3%
32 Plumas	10,472	5,970	57.0%	1,325	12.7%	3,177	30.3%
33 Riverside	445,655	353,102	79.2%	45,723	10.3%	46,830	10.5%
34 Sacramento	424,316	310,091	73.1%	66,035	15.6%	48,190	11.4%
35 San Benito	9,166	2,375	25.9%	1,740	19.0%	5,051	55.1%
36 San Bernardino	465,027	388,646	83.6%	56,001	12.0%	20,380	4.4%
37 San Diego	755,487	609,738	80.7%	83,498	11.1%	62,251	8.2%
38 San Francisco	241,584	159,734	66.1%	68,355	28.3%	13,495	5.6%
39 San Joaquin	145,705	98,729	67.8%	28,309	19.4%	18,667	12.8%
40 San Luis Obispo	45,996	24,887	54.1%	13,266	28.8%	7,843	17.1%
41 San Mateo	178,339	114,077	64.0%	44,294	24.8%	19,968	11.2%
42 Santa Barbara	133,225	78,707	59.1%	14,816	11.1%	39,702	29.8%
43 Santa Clara	436,189	311,553	71.4%	78,684	18.0%	45,952	10.5%
44 Santa Cruz	58,259	20,176	34.6%	27,510	47.2%	10,573	18.1%
45 Shasta	46,583	28,484	61.1%	10,427	22.4%	7,672	16.5%
46 Sierra	4,853	2,955	60.9%	650	13.4%	1,248	25.7%
47 Siskiyou	18,821	7,069	37.6%	2,568	13.6%	9,184	48.8%
48 Solano	137,876	95,150	69.0%	36,853	26.7%	5,873	4.3%
49 Sonoma	89,800	61,199	68.2%	27,035	30.1%	1,566	1.7%
50 Stanislaus	76,852	55,889	72.7%	9,224	12.0%	11,739	15.3%
51 Sutter	21,572	11,546	53.5%	5,602	26.0%	4,424	20.5%
52 Tehama	23,759	18,273	76.9%	3,226	13.6%	2,260	9.5%
53 Trinity	10,218	5,473	53.6%	3,671	35.9%	1,074	10.5%
54 Tulare	106,928	71,152	66.5%	24,206	22.6%	11,570	10.8%
55 Tuolumne	15,366	10,554	68.7%	2,079	13.5%	2,733	17.8%
56 Ventura	219,858	215,795	98.2%	4,063	1.8%	0	0.0%
57 Yolo	37,252	19,706	52.9%	4,351	11.7%	13,195	35.4%
58 Yuba	29,694	25,524	86.0%	4,170	14.0%	0	0.0%
Statewide Totals	10,138,323	7,904,868	78.0%	1,465,459	14.5%	767,996	7.6%
Percentage of Total							

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3.11 Component Area Evaluation by Category

The table presents the overall evaluation results for all court spaces, broken down by component categories. Data are presented in terms of area and percentage of the total rated adequate, marginal, or deficient for each component. The area summarized in the table does not include area assigned for private and secure circulation that is included in the other component area tables.

The trial courtset component had the highest percentage of spaces rated marginal and deficient, comprising nearly 40 percent statewide. The trial courtset evaluation generally mirrors the courtroom evaluation. This reflects the evaluation of criminal courtrooms for their currently assigned use, which may be mitigated in the planning options by reassignment of use. Other components with significant ratings of marginal or deficient include jury assembly, trial court judiciary, family court services/ADR, in-custody holding, and court administration. The component area evaluation focuses on functional issues. It should be noted that the evaluation does not measure overcrowding. In the planning process, the best indication of overcrowding is the analysis of space shortfalls, especially in administrative and support spaces.

Table 3.11 Component Area Evaluation by Category

Component	Total Assigned Usable Area (CGSF)	Adequate		Marginal		Deficient	
		Area (CGSF)	% of Total	Area (CGSF)	% of Total	Area (CGSF)	% of Total
TRIAL COURTSET	3,900,506	2,360,144	60.5%	971,735	24.9%	568,627	14.6%
TRIAL COURT JUDICIARY	1,389,325	1,210,217	87.1%	148,486	10.7%	30,622	2.2%
JURY ASSEMBLY AREA	314,312	255,368	81.2%	27,184	8.6%	31,760	10.1%
COURT ADMINISTRATION/CASE MANAGEMENT	2,423,861	2,141,330	88.3%	201,707	8.3%	80,824	3.3%
TRIAL COURT SUPPORT FUNCTIONS	210,645	191,876	91.1%	15,263	7.2%	3,506	1.7%
FAMILY COURT SERVICES/ADR	193,767	168,083	86.7%	14,654	7.6%	11,030	5.7%
COURT SECURITY OPERATIONS	56,223	51,831	92.2%	1,707	3.0%	2,685	4.8%
IN-CUSTODY HOLDING	503,257	444,411	88.3%	44,351	8.8%	14,495	2.9%
Statewide Totals Percentage of Total	8,991,896	6,823,260	75.9%	1,425,087	15.8%	743,549	8.3%

3.12 Component Area Shortfall by County

Table 3.12 reports the current court space required for each county according to a computer model based on the Facilities Guidelines. The computer-generated computation of required space is useful as a comparison of court space needs across the state. It also provides a point of departure for the preparation of planning options for each county. The computation of total space required is based on the current number of judicial positions and staff as reported in Phase 3 of the study. The model program computes the current need or required space for each facility by applying the Facilities Guidelines’ space standards and ratios to the current judicial positions and court staffing, based on the current use of the existing courtrooms.

Space shortfalls are computed by subtracting the current space available for continued use from the computed required space. Three levels of shortfalls were computed as follows: (1) using adequate space only, (2) using adequate and marginal space, and (3) using all existing space regardless of the evaluation. In each case, the shortfall was reported as an area and as a percentage of the total required area. Shortfalls were reported as negative values.

The court space shortfalls were computed using the Facilities Guidelines and the current judicial positions and staff. However, the shortfall computation is not a strict application of the Facilities Guidelines. Where spaces with a fixed space requirement were rated functionally adequate, no shortfall was computed, regardless of the component’s size and spatial rating against the Facilities Guidelines. However, for general areas such as court administration that are modeled on an area-per-unit basis, the computed shortfalls for those areas with less than 80 percent of the required space per the guideline were addressed, even if rated functionally adequate.

The computer-generated shortfalls provide an objective and consistent benchmark for rating court facilities across the state, and they provide a tool for planning future development actions. They also provide a starting point for generating and evaluating potential development options within each county. During the process of developing the planning options for each county, the shortfalls were reevaluated and adjusted downward, based on practical considerations.

Significant shortfalls against the Facilities Guidelines are reported for all counties. The computed shortfalls for most counties range from 40 to 65 percent of the required space if all space were to be reused. This consistent level of shortfalls reflects the fact that the average usable court area per courtroom is 4,746 square feet, rather than the 8,500 to 10,000 square feet per courtroom generated by the model space program based on the Facilities Guidelines. This comparison suggests that if the existing 10 million square feet of usable area of courts statewide were totally replaced to the Facilities Guidelines, approximately 19 million square feet of usable area would be required to meet the current need for the 2,136 existing courtrooms.

The existence of shortfalls is a normal consequence of the life cycle of a courthouse. As judges are added to the system, the facility response is to provide the added judges with courtrooms and chambers. As the system workload increases, the administration and support staff also grows over time, usually without significant addition of space. The result is that additional support space required for a functioning courthouse is not provided until the need becomes critical. This growth pattern for courts, and the facility response, is common.

Table 3.12 Component Area Shortfall by County

County	Total Space Required (CGSF)	Reuse of Adequate Space Only		Reuse of Adequate + Marginal Space		Reuse of all Space Regardless of Evaluation	
		Shortfall Area (CGSF)	% of Total Required	Shortfall Area (CGSF)	% of Total Required	Shortfall Area (CGSF)	% of Total Required
1 Alameda	840,496	-574,492	68.4%	-425,676	50.6%	-327,237	38.9%
2 Alpine	11,414	-10,389	91.0%	-9,289	81.4%	-7,347	64.4%
3 Amador	28,768	-25,574	88.9%	-21,717	75.5%	-12,924	44.9%
4 Butte	132,436	-80,114	60.5%	-69,529	52.5%	-64,486	48.7%
5 Calaveras	26,501	-25,868	97.6%	-23,967	90.4%	-15,791	59.6%
6 Colusa	23,468	-14,572	62.1%	-14,044	59.8%	-11,458	48.8%
7 Contra Costa	430,110	-333,158	77.5%	-234,670	54.6%	-205,571	47.8%
8 Del Norte	32,187	-21,182	65.8%	-18,783	58.4%	-18,669	58.0%
9 El Dorado	107,370	-82,713	77.0%	-61,691	57.5%	-55,862	52.0%
10 Fresno	476,821	-391,991	82.2%	-276,023	57.9%	-253,108	53.1%
11 Glenn	26,639	-21,348	80.1%	-17,777	66.7%	-15,834	59.4%
12 Humboldt	111,263	-100,920	90.7%	-76,107	68.4%	-51,652	46.4%
13 Imperial	118,265	-100,615	85.1%	-80,186	67.8%	-67,900	57.4%
14 Inyo	40,485	-38,063	94.0%	-35,446	87.6%	-23,861	58.9%
15 Kern	406,040	-263,759	65.0%	-213,393	52.6%	-185,579	45.7%
16 Kings	108,336	-84,538	78.0%	-64,783	59.8%	-62,535	57.7%
17 Lake	40,507	-31,326	77.3%	-30,312	74.8%	-22,555	55.7%
18 Lassen	29,695	-27,877	93.9%	-25,063	84.4%	-18,177	61.2%
19 Los Angeles	5,799,407	-3,173,544	54.7%	-2,738,295	47.2%	-2,611,817	45.0%
20 Madera	82,482	-77,103	93.5%	-66,349	80.4%	-47,982	58.2%
21 Marin	144,511	-111,782	77.4%	-59,633	41.3%	-57,927	40.1%
22 Mariposa	16,001	-14,621	91.4%	-13,749	85.9%	-9,935	62.1%
23 Mendocino	124,283	-98,640	79.4%	-77,886	62.7%	-61,577	49.5%
24 Merced	117,508	-106,238	90.4%	-91,433	77.8%	-75,024	63.8%
25 Modoc	23,163	-17,699	76.4%	-16,527	71.4%	-14,585	63.0%
26 Mono	32,595	-29,067	89.2%	-26,034	79.9%	-18,334	56.2%
27 Monterey	193,337	-141,995	73.4%	-105,152	54.4%	-85,143	44.0%
28 Napa	109,336	-65,864	60.2%	-54,346	49.7%	-49,844	45.6%
29 Nevada	64,138	-53,362	83.2%	-43,517	67.8%	-34,460	53.7%
30 Orange	1,292,488	-710,911	55.0%	-553,315	42.8%	-548,672	42.5%
31 Placer	170,409	-135,186	79.3%	-107,569	63.1%	-93,742	55.0%
32 Plumas	42,244	-39,472	93.4%	-30,531	72.3%	-24,131	57.1%
33 Riverside	718,142	-407,406	56.7%	-338,729	47.2%	-305,987	42.6%
34 Sacramento	705,139	-482,136	68.4%	-372,120	52.8%	-307,796	43.7%
35 San Benito	36,747	-35,210	95.8%	-32,110	87.4%	-23,617	64.3%
36 San Bernardino	742,476	-464,384	62.5%	-350,218	47.2%	-315,400	42.5%
37 San Diego	1,494,754	-973,844	65.2%	-768,561	51.4%	-639,793	42.8%
38 San Francisco	502,497	-341,061	67.9%	-225,637	44.9%	-213,496	42.5%
39 San Joaquin	284,682	-175,158	61.5%	-140,879	49.5%	-117,208	41.2%
40 San Luis Obispo	140,997	-123,188	87.4%	-92,784	65.8%	-74,741	53.0%
41 San Mateo	298,155	-203,902	68.4%	-151,906	50.9%	-116,728	39.2%
42 Santa Barbara	266,137	-215,374	80.9%	-198,015	74.4%	-139,877	52.6%
43 Santa Clara	810,433	-486,673	60.1%	-401,342	49.5%	-347,196	42.8%
44 Santa Cruz	138,692	-121,865	87.9%	-76,219	55.0%	-69,479	50.1%
45 Shasta	119,213	-95,971	80.5%	-80,214	67.3%	-65,554	55.0%
46 Sierra	12,726	-11,645	91.5%	-10,545	82.9%	-8,602	67.6%
47 Siskiyou	65,687	-59,657	90.8%	-54,530	83.0%	-32,375	49.3%
48 Solano	214,542	-128,949	60.1%	-90,783	42.3%	-85,663	39.9%
49 Sonoma	206,972	-147,753	71.4%	-96,679	46.7%	-93,894	45.4%
50 Stanislaus	181,742	-116,317	64.0%	-98,672	54.3%	-76,861	42.3%
51 Sutter	56,522	-46,430	82.1%	-38,371	67.9%	-29,456	52.1%
52 Tehama	52,460	-35,812	68.3%	-32,149	61.3%	-28,992	55.3%
53 Trinity	29,762	-27,064	90.9%	-19,002	63.8%	-16,359	55.0%
54 Tulare	216,185	-156,274	72.3%	-115,088	53.2%	-102,449	47.4%
55 Tuolumne	43,189	-33,579	77.7%	-30,791	71.3%	-23,677	54.8%
56 Ventura	321,927	-134,023	41.6%	-128,083	39.8%	-127,854	39.7%
57 Yolo	94,327	-79,563	84.3%	-73,478	77.9%	-48,013	50.9%
58 Yuba	45,129	-22,312	49.4%	-14,999	33.2%	-14,999	33.2%
Statewide Totals	19,001,933	-12,129,533	63.8%	-9,714,696	51.1%	-8,579,785	45.2%
Percentage of Total							

Trial Court Facilities

3.13 Component Area Shortfall by Category

This table shows the computation of shortfalls statewide by component, based on the computer model. As with Table 3.12, three levels of shortfalls were computed as follows: (1) using adequate space only, (2) using adequate and marginal space, and (3) using all existing space regardless of the evaluation.

The components with the largest amount of court space statewide are trial courtset, court administration/case management, and trial court judiciary. The components with the next largest amount of space are jury assembly, trial court support, and in-custody holding. The largest shortfalls, as measured by percent of space required, are in court security, trial court support, in-custody holding, family court services/ADR, and court administration/case management. In terms of safety and convenience, these components have a significant impact on the public.

Table 3.13 Component Area Shortfall by Category

Component	Total Space Required (CGSF)	Reuse of Adequate Space Only		Reuse of Adequate + Marginal Space		Reuse of all Space Regardless of Evaluation	
		Shortfall Area (CGSF)	% of Total Required	Shortfall Area (CGSF)	% of Total Required	Shortfall Area (CGSF)	% of Total Required
TRIAL COURTSET	7,183,760	-4,334,852	60.3%	-2,340,238	32.6%	-1,345,006	18.7%
TRIAL COURT JUDICIARY	2,358,486	-1,065,052	45.2%	-830,570	35.2%	-782,977	33.2%
JURY ASSEMBLY AREA	742,910	-493,986	66.5%	-471,736	63.5%	-448,589	60.4%
COURT ADMINISTRATION/CASE MANAGEMENT	6,201,323	-4,176,274	67.3%	-4,034,987	65.1%	-3,979,624	64.2%
TRIAL COURT SUPPORT FUNCTIONS	682,205	-579,483	84.9%	-575,616	84.4%	-574,000	84.1%
FAMILY COURT SERVICES/ADR	298,447	-222,869	74.7%	-216,167	72.4%	-212,099	71.1%
COURT SECURITY OPERATIONS	494,297	-461,477	93.4%	-459,788	93.0%	-459,016	92.9%
IN-CUSTODY HOLDING	1,040,506	-795,541	76.5%	-785,599	75.5%	-778,472	74.8%
Statewide Totals	19,001,934	-12,129,534	63.8%	-9,714,701	51.1%	-8,579,783	45.2%

3.14 Summary of Potential Seismic Improvement Costs

The seismic assessment model assigns potential seismic improvement costs to bring each building up to current FEMA seismic resistance levels, based exclusively on the building’s structural type and its date of construction. No engineering assessments of seismic risk or potential improvement costs were made, and no inferences regarding seismic safety risk should be drawn from the assessment. The purpose of the assessment was solely to allocate a capital budget for seismic improvements in the planning options where the building is designated for long-term court use; the potential capital resources would then be identified for use should it be determined by detailed analysis that seismic improvement is warranted.

The information presented in the following table represents the results of a model based solely on reported age of the building and observed structural type. As such, this information represents only a preliminary estimate of potential seismic upgrade costs. Actual costs, if any, can be determined only after a seismic survey is conducted in connection with a particular project. The table provides a summary for each county of the results of the analysis, organized according to the following categories:

- No need for seismic retrofit identified – Number and gross area of buildings for which no improvement is necessary, based on year of construction or due to completed seismic upgrades.
- Buildings not evaluated, insufficient data – Number and gross area of buildings for which either the construction type did not fit the model or the information required to employ the model was not available.
- Buildings not evaluated, Level 1 survey – Number and gross area of buildings identified as Level 1.
- Buildings identified as potentially requiring upgrade to increase seismic resistance – Number and gross area of buildings for which the analysis generated a potential seismic improvement cost, together with the estimated building construction cost.

The potential cost of seismic improvements was based on a model that assigned a cost per gross square footage of building area according to a matrix based on the age of the building and on building structural type. (A copy of the matrix is attached as Appendix B). The potential seismic cost is computed on the basis of gross area of buildings, including mixed-use buildings. No seismic costs have been generated for Level 1 buildings, and for buildings not evaluated due to insufficient data.

Results of the analysis indicate a total of 187 buildings comprising 15.5 million square feet of gross building area as potentially requiring seismic improvements. The potential building construction cost of seismic improvements is approximately \$575 million. These costs are exclusive of cost of relocation of occupants during renovation. When the planning options were developed, the potential seismic improvement cost for each reused building was included in the option cost. Conversely, for buildings phased out in the options, the potential seismic improvement costs were not included.

Table 3.14 Summary of Potential Seismic Improvement Costs

County	No need for seismic retrofit identified		Buildings not evaluated - Insufficient data		Buildings not evaluated - Level 1 survey or Partial Survey		Buildings identified as potentially requiring upgrade to increase seismic resistance		
	Number of Buildings	Building Gross Area (SF)	Number of Buildings	Building Gross Area (SF)	Number of Buildings	Building Gross Area (SF)	Number of Buildings	Building Gross Area (SF)	Estimate Cost to Renovate
1 Alameda	2	299,020			7	264,334	6	860,920	\$23,435,631
2 Alpine	1	7,326							
3 Amador							1	21,074	\$1,763,467
4 Butte			1	4,679	2	8,335	4	80,864	\$2,397,752
5 Calaveras							1	18,488	\$803,673
6 Colusa	1	26,700			1	0			
7 Contra Costa			1	8,509	14	98,795	6	299,789	\$14,193,591
8 Del Norte	1	29,008			1	0			
9 El Dorado	1	70,211	1	7,834			3	74,059	\$3,613,236
10 Fresno	2	82,025			9	28,653	4	263,742	\$10,842,775
11 Glenn	1	30,031			2	1,184	1	9,845	\$393,800
12 Humboldt	1	210,847	1	5,100	1	0	2	28,499	\$2,156,421
13 Imperial	1	66,000			5	23,818			
14 Inyo	3	35,378							
15 Kern	2	85,128	5	78,174			5	379,423	\$10,970,851
16 Kings	1	28,208	4	20,358			2	30,480	\$707,714
17 Lake					1	1,672	2	63,973	\$2,303,784
18 Lassen							2	44,200	\$2,015,208
19 Los Angeles	10	1,002,981	3	16,141	15	108,495	41	5,892,000	\$200,764,733
20 Madera	2	9,106					2	33,293	\$1,651,539
21 Marin	1	251,769			2	1,866			
22 Mariposa			1	5,920					
23 Mendocino			4	32,090	1	1,560	2	63,279	\$4,447,583
24 Merced	1	2,100	2	3,840			7	61,703	\$2,875,280
25 Modoc			1	8,482			1	25,533	\$1,608,579
26 Mono	1	9,918	1	11,689					
27 Monterey			2	27,510	2	3,892	4	232,768	\$10,077,609
28 Napa	1	49,514			3	50,000	1	36,109	\$2,502,354
29 Nevada							3	95,398	\$4,638,863
30 Orange	2	968,650			6	111,436	4	419,491	\$15,868,889
31 Placer	3	139,010	2	13,152	2	6,514	2	41,921	\$2,852,469
32 Plumas			3	7,342			1	36,187	\$2,746,593
33 Riverside	5	346,839	3	34,606	5	268,364	8	423,339	\$9,063,170
34 Sacramento	2	263,628	1	6,433	6	105,305	3	338,123	\$13,655,920
35 San Benito					1	700	1	26,396	\$914,621
36 San Bernardino					10	52,353	13	730,545	\$25,525,894
37 San Diego	3	650,793	2	30,617	9	9,933	8	1,226,035	\$44,654,361
38 San Francisco	2	312,685			1	9,812	1	711,889	\$37,147,258
39 San Joaquin					7	28,860	6	270,799	\$11,398,826
40 San Luis Obispo					4	48,322	1	192,538	\$4,803,438
41 San Mateo	1	17,438			2	10,000	5	408,014	\$20,752,178
42 Santa Barbara	5	177,015			1	0	2	118,819	\$4,023,092
43 Santa Clara	2	160,696	1	19,994	7	156,515	7	404,009	\$16,399,780
44 Santa Cruz			1	14,624	4	213,156	1	37,585	\$1,839,128
45 Shasta			3	29,281	2	0	3	115,797	\$4,274,490
46 Sierra							1	19,181	\$996,932
47 Siskiyou					4	12,300	2	54,118	\$4,412,696
48 Solano					1	54,000	2	260,990	\$11,318,505
49 Sonoma	2	190,523			4	15,780	1	6,665	\$359,910
50 Stanislaus			1	2,985	2	5,425	3	122,759	\$7,166,501
51 Sutter					1	1,440	2	49,175	\$2,752,712
52 Tehama			1	15,370	2	34,982	2	32,371	\$1,613,339
53 Trinity					2	888	1	42,789	\$3,106,481
54 Tulare	2	86,022			1	5,000	3	215,688	\$7,276,226
55 Tuolumne	1	5,800					1	23,120	\$2,128,143
56 Ventura	1	84,252			3	15,200	1	350,057	\$6,616,077
57 Yolo	1	45,161			1	2,300	1	28,323	\$892,175
58 Yuba							1	142,460	\$6,111,534
Statewide Totals	65	5,743,782	45	404,730	154	1,761,189	187	15,464,622	\$574,835,782
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Report continues on following page.

Section 4: Planning Options – Current and Future Needs

In order to provide a basis for preparation of capital budgets for the improvement and expansion of court facilities statewide, the Task Force explored options for the reuse, expansion, or replacement of court facilities in each county. As explained in Section 1 of this report, the planning options generally included a minimum of two options, reflecting the maximum reuse of existing facilities on one hand, and reduced reuse and increased replacement of existing facilities on the other. In all options, the Task Force attempted to mitigate shortfalls, provide needed building improvements, achieve operational improvements, and maintain access to the courts for the affected communities. In most cases, the maximum reuse options featured a significant acceptance of existing conditions and provided a lower level of conformance with the Facilities Guidelines. In contrast, the reduced reuse options provided more conformance with the Facilities Guidelines, together with more mitigation of existing conditions.

The following tables summarize the analysis of the planning options for each county, and statewide. In preparing the tables, which summarize the analysis of the options, the Task Force apportioned the development actions to either current or to future needs, based on the 20-year planning horizon. When there were more than two planning options for a county, the option with the greatest amount of facility reuse was included in the statewide summation of maximum reuse options, and the option with the least amount of reuse was included for the statewide summation of reduced reuse options. If there was only one option for a county, the parameters for that option were included in the statewide summation for both maximum reuse and reduced reuse options.

Summary of Reuse/Phase-Out of Existing Facilities			
	Buildings	Courtrooms	CGSF
Total Surveyed	451	2,136	10,138,323
Retained All Options	206 46%	1,387 65%	7,181,130 71%
Retention Dependent on Option	103 23%	400 19%	1,679,318 17%
Phased Out All Options	142 31%	349 16%	1,277,875 13%

4.1 Reuse/Phase-Out of Existing Facilities

Based on the range of planning options developed for all counties, Table 4.1 examines the facilities retained and phased out in the options. It summarizes the number of facilities, number of courtrooms, and total amount of usable area for (1) total facilities surveyed; (2) facilities retained in all options; (3) facilities for which retention or phase-out was option-dependent (i.e., varied among the options); and (4) facilities targeted to be phased out in all options. It examines the planning options from the perspective of this question: “What happened to the existing buildings in the options?” The focus of this analysis is the inventory and disposition of existing facilities, courtrooms, and usable area in the options. Expansion of existing facilities and construction of new facilities in the options are not addressed in this analysis.

The planning decisions regarding retention and phase-out of facilities were made in the context of the 20-year planning horizon for the study. The question posed was this: “Given the evaluation of this facility and the potential for mitigating its condition, should it be considered as a viable long-term resource for court use?” No attempt was made to assess a facility’s suitability as a continued court resource in the short term.

Based on the analysis of the options regarding retention and phase-out of existing facilities, the most notable finding is that 206 buildings—or nearly one-half (46 percent) of all buildings, comprising 65 percent of the existing courtrooms and 71 percent of the usable area of the court space—were retained (both with and without improvements) in all options. Only 142 buildings, comprising 16 percent of the courtrooms and 13 percent of the state’s court space, were phased out in all options. Many of these facilities are temporary structures or leased spaces in non-court buildings, while a few are antiquated or inadequate facilities for which the existing conditions cannot be economically mitigated through renovation. For the balance of the existing facilities, comprising 103 buildings representing 19 percent of the courtrooms and 17 percent of the space, the retention/phase-out was option-dependent, i.e., they would be retained in one option and phased out in another option.

Table 4.1 Reuse/Phase-Out of Existing Facilities

County ID	County Name	Total Facilities Surveyed			Facilities Retained All Options			Facility Retention/Phase-Out Dependent on Reuse Option			Facilities Phased Out All Options		
		Number of Facilities	Number of Courtrooms	Useable Area (CGSF)	Number of Facilities	Number of Courtrooms	Useable Area (CGSF)	Number of Facilities	Number of Courtrooms	Useable Area (CGSF)	Number of Facilities	Number of Courtrooms	Useable Area (CGSF)
01	Alameda	15	99	523,673	8	72	423,318	0	0	0	7	27	100,355
02	Alpine	1	1	2,568	0	0	0	1	1	2,568	0	0	0
03	Amador	1	3	12,348	0	0	0	0	0	0	1	3	12,348
04	Butte	7	14	59,439	3	11	52,246	3	2	6,797	1	1	396
05	Calaveras	1	3	6,259	0	0	0	0	0	0	1	3	6,259
06	Colusa	2	2	10,038	2	2	10,038	0	0	0	0	0	0
07	Contra Costa	21	46	212,245	10	32	132,766	2	8	42,675	9	6	36,804
08	Del Norte	2	3	12,584	0	0	0	1	2	9,846	1	1	2,738
09	El Dorado	5	11	45,778	0	0	0	3	5	23,568	2	6	22,210
10	Fresno	15	50	168,421	9	43	150,156	6	7	18,265	0	0	0
11	Glenn	4	2	17,018	0	0	0	2	2	16,132	2	0	886
12	Humboldt	5	13	53,397	0	0	0	3	9	45,969	2	4	7,428
13	Imperial	6	12	36,022	6	12	36,022	0	0	0	0	0	0
14	Inyo	3	4	9,521	1	1	5,153	1	2	2,816	1	1	1,552
15	Kern	12	45	217,611	7	39	191,165	3	4	21,660	2	2	4,786
16	Kings	7	11	53,696	2	2	5,788	5	9	47,908	0	0	0
17	Lake	3	5	15,608	0	0	0	2	4	14,576	1	1	1,032
18	Lassen	2	3	8,864	1	2	6,112	0	0	0	1	1	2,752
19	Los Angeles	69	640	3,282,145	39	425	2,437,896	5	110	439,994	25	105	404,255
20	Madera	4	9	18,654	1	1	2,865	0	0	0	3	8	15,789
21	Marin	3	16	66,414	1	15	63,248	0	0	0	2	1	3,166
22	Mariposa	1	2	3,119	0	0	0	1	2	3,119	0	0	0
23	Mendocino	7	14	40,627	3	3	11,431	1	8	26,262	3	3	2,934
24	Merced	10	10	32,983	1	1	3,868	6	6	24,334	3	3	4,781
25	Modoc	2	2	9,606	2	2	9,606	0	0	0	0	0	0
26	Mono	2	4	11,372	1	2	4,858	0	0	0	1	2	6,514
27	Monterey	8	21	97,619	4	10	46,461	3	10	48,238	1	1	2,920
28	Napa	5	11	53,037	3	10	50,457	0	0	0	2	1	2,580
29	Nevada	3	6	24,162	1	1	5,607	1	1	5,649	1	4	12,906
30	Orange	12	152	782,496	8	142	729,818	0	0	0	4	10	52,678
31	Placer	9	17	62,147	2	2	10,273	3	7	24,171	4	8	27,703
32	Plumas	4	5	10,472	1	1	1,527	1	2	7,046	2	2	1,899
33	Riverside	21	84	445,655	8	60	305,508	5	12	78,714	8	12	61,433
34	Sacramento	12	82	424,316	8	78	408,193	0	0	0	4	4	16,123
35	San Benito	2	4	9,166	1	1	700	1	3	8,466	0	0	0
36	San Bernardino	23	83	465,027	16	52	320,158	2	26	118,439	5	5	26,430
37	San Diego	22	175	755,487	7	89	449,258	2	10	50,444	13	76	255,785
38	San Francisco	4	67	241,584	1	38	130,752	3	29	110,832	0	0	0
39	San Joaquin	13	30	145,705	2	24	112,480	3	3	15,978	8	3	17,247
40	San Luis Obispo	5	18	45,996	1	1	850	3	16	43,711	1	1	1,435
41	San Mateo	8	36	178,339	7	34	170,315	0	0	0	1	2	8,024
42	Santa Barbara	8	29	133,225	7	21	107,408	1	8	25,817	0	0	0
43	Santa Clara	17	95	436,189	7	57	270,030	2	10	53,878	8	28	112,281
44	Santa Cruz	6	14	58,259	4	11	37,110	1	1	14,777	1	2	6,372
45	Shasta	8	12	46,583	1	1	1,663	7	11	44,920	0	0	0
46	Sierra	1	1	4,853	0	0	0	1	1	4,853	0	0	0
47	Siskiyou	6	8	18,821	0	0	0	2	2	2,443	4	6	16,378
48	Solano	3	23	137,876	3	23	137,876	0	0	0	0	0	0
49	Sonoma	7	23	89,800	4	20	77,147	0	0	0	3	3	12,653
50	Stanislaus	6	21	76,852	2	3	7,965	4	18	68,887	0	0	0
51	Sutter	3	6	21,572	0	0	0	2	6	20,572	1	0	1,000
52	Tehama	5	5	23,759	2	1	3,900	2	3	19,166	1	1	693
53	Trinity	3	4	10,218	2	2	725	1	2	9,493	0	0	0
54	Tulare	6	25	106,928	3	5	30,605	3	20	76,323	0	0	0
55	Tuolumne	2	4	15,366	0	0	0	2	4	15,366	0	0	0
56	Ventura	5	36	219,858	4	35	217,808	0	0	0	1	1	2,050
57	Yolo	3	10	37,252	0	0	0	2	9	34,952	1	1	2,300
58	Yuba	1	5	29,694	0	0	0	1	5	29,694	0	0	0
STATEWIDE TOTALS		451	2,136	10,138,323	206	1,387	7,181,130	103	400	1,679,318	142	349	1,277,875
Percentage of Total					45.7%	64.9%	70.8%	22.8%	18.7%	16.6%	31.5%	16.3%	12.6%

4.2 Current Need for New and Modified Facilities

Table 4.2 summarizes the planning options for meeting the current need for court facilities through a combination of reused, modified, or new facilities for each county and statewide. The data are divided into four sections that are explained in detail in the paragraphs below.

- Baseline – Reuse Common to All Options summarizes for each county (1) the facilities reused as-is, and (2) those reused with improvements. The data for facilities reused as-is include the number of facilities, courtrooms, and usable area. The data for the facilities reused with improvements include the number of courtrooms and amount of usable area, each broken out according to whether the improvements are (1) made within the current facility, (2) added through renovation or conversion, or (3) added through new construction, together with (4) the totals.
- Option-Dependent Maximum Reuse (Excluding Baseline) summarizes the data from the maximum reuse options for each county, to include (1) facilities reused with improvements, (2) new and replacement facilities, and (3) total modified or new facilities (i.e., the total of reused and new). The data for reused facilities exclude the baseline, or reused facilities that were common to all options. The data provided for facilities reused with improvements include the number of courtrooms and amount of usable area, distributed according to whether the improvements are to be (1) made to the current facility; (2) added through renovation or conversion; or (3) added through new conversion; and (4) the totals.
- Option-Dependent Reduced Reuse (Excluding Baseline) summarizes the data from the reduced reuse options for each county (i.e., those with the least amount of reuse of existing facilities) to include the following: (1) facilities reused with improvements, (2) new and replacement facilities, and (3) total modified or new facilities (i.e., the total of the two preceding categories). The data for reused facilities exclude the baseline, or reused facilities that were common to all options. The data provided for facilities reused with improvements include the number of courtrooms and the amount of usable area, distributed according to whether the improvements are to be (1) made to the current facility; (2) added through renovation or conversion; or (3) added through new construction; and (4) the totals.
- Total Current Need from Maximum Reuse Options and Total Current Need from Reduced Reuse Options present the totals of baseline plus the option-dependent data from the maximum reuse and reduced reuse options summaries, respectively. The current need is expressed in terms of number of facilities, number of courtrooms, and usable area.

The implications of the planning options are best understood through examination of each of the aspects of the options as summarized on Table 4.2 (i.e., facilities, area, or courtrooms added through renovation or conversion; or added through new construction). The data in these tables reflect only the current needs for court space, and the following discussion relates only to that portion of the options related to current need. The future needs have been apportioned out of the options, and are summarized in a subsequent table.

The data in Table 4.2 relate to the current need in the options, including expansion and replacement of existing facilities, while the data of the previous Table 4.1 relate only to the disposition of the existing facilities inventory in the options. For this reason, the data of the two tables are not directly comparable. The differences are due to the fact that the percentages in Table 4.1 are computed based on the total existing inventory, while in Table 4.2 they are based on the total current need. Total

current need includes existing facility inventory less phased-out facilities, plus space added through renovation or expansion, plus new and replacement facilities.

The summary of baseline facilities that are reused in all options illustrates that the options reflect significant reuse of existing facilities statewide. The facilities reused in all options, both as-is or with improvements, comprise 190 facilities, 1,249 courtrooms, and 7.1 million square feet of usable area. Of these facilities reused in all options, 66 facilities and approximately 1 million square feet are reused as is (without improvement).

The option-dependent maximum reuse summary represents a significant additional number of facilities (above the baseline) reused with improvements. Those additional reused facilities comprise 119 facilities, 502 existing courtrooms and 101 courtrooms added through renovation and expansion, and 3.0 million square feet of space, while the number of new and replacement facilities in the maximum reuse options comprises 56 facilities, 301 courtrooms, and 2.5 million square feet of new facilities.

The option-dependent reduced reuse summary includes a smaller number of additional facilities (above the baseline) reused with improvements. These reused facilities comprise 16 facilities, 125 existing courtrooms and 60 courtrooms added through renovation and expansion, and approximately 857,000 square feet of space, while the number of new and replacement facilities in the reduced reuse options has increased to 96 facilities, 724 courtrooms, and 6.1 million square feet.

In comparison to the maximum reuse options, the reduced reuse options reflect more usable area in fewer facilities. The statewide current need based on the maximum reuse options comprises a total of 365 facilities and 12.6 million square feet of usable area, while the statewide current need based on reduced reuse options comprises a total of 302 facilities and 14.1 million square feet. The number of courtrooms ranges from 2,153 in the maximum reuse options to 2,158 in the reduced reuse options, due to variations in the planning options. The maximum reuse options house 86 percent of courtrooms and 80 percent of space statewide in reused, renovated, and expanded existing facilities, while the reduced reuse options house 68 percent of courtrooms and 57 percent of space statewide in reused, renovated, and expanded existing facilities. In comparison to the maximum reuse options, the reduced reuse options provide nearly 1.5 million square feet more usable area in 63 fewer facilities. These differences translate to greater systemwide conformance to the Facilities Guidelines, and should produce more efficient court operations with a higher level of service to the public in the reduced reuse option.

Table 4.2 Current Need for New and Modified Facilities

		Baseline – Reuse Common to All Options											
County ID	County Name	Facilities Reused As-Is			Facilities Reused w/Improvements					Usable Area (CGSF)			
		Number of Facilities	Number of Courtrooms	Usable Area (CGSF)	Number of Facilities	Number of Courtrooms		Added New Constr.	Total	Current	Added		Total
						Current	Renov/Conv				Renov/Conv.	New Constr.	
01	Alameda	1	1	1,706	7	71	0	27	98	421,612	62,117	213,804	697,533
02	Alpine	0	0	0	0	0	0	0	0	0	0	0	0
03	Amador	0	0	0	0	0	0	0	0	0	0	0	0
04	Butte	0	0	0	1	1	0	0	1	2,971	0	0	2,971
05	Calaveras	0	0	0	0	0	0	0	0	0	0	0	0
06	Colusa	1	1	3,228	1	1	1	0	2	6,810	5,229	0	12,039
07	Contra Costa	7	3	26,127	1	12	0	0	12	43,806	14,338	0	58,144
08	Del Norte	0	0	0	0	0	0	0	0	0	0	0	0
09	El Dorado	0	0	0	0	0	0	0	0	0	0	0	0
10	Fresno	3	2	4,726	3	8	0	0	8	21,277	0	0	21,277
11	Glenn	0	0	0	0	0	0	0	0	0	0	0	0
12	Humboldt	0	0	0	0	0	0	0	0	0	0	0	0
13	Imperial	3	4	11,996	3	9	0	0	9	30,485	0	0	30,485
14	Inyo	0	0	0	1	1	0	0	1	5,153	0	0	5,153
15	Kern	0	0	0	5	35	0	0	35	169,892	0	0	169,892
16	Kings	0	0	0	2	2	0	0	2	5,788	0	0	5,788
17	Lake	0	0	0	0	0	0	0	0	0	0	0	0
18	Lassen	0	0	0	1	1	0	2	3	6,112	0	16,483	22,595
19	Los Angeles	8	66	402,045	31	355	0	0	355	1,892,600	0	0	1,892,600
20	Madera	0	0	0	1	1	0	0	1	2,865	0	0	2,865
21	Marin	0	0	0	0	0	0	0	0	0	0	0	0
22	Mariposa	0	0	0	0	0	0	0	0	0	0	0	0
23	Mendocino	0	0	0	3	3	0	0	3	11,431	0	0	11,431
24	Merced	0	0	0	1	1	0	0	1	3,868	0	0	3,868
25	Modoc	2	2	9,606	0	0	0	0	0	0	0	0	0
26	Mono	0	0	0	1	1	0	0	1	4,858	0	0	4,858
27	Monterey	2	3	11,049	2	7	0	0	7	35,412	9,005	0	44,417
28	Napa	2	6	30,230	0	0	0	0	0	0	0	0	0
29	Nevada	0	0	0	1	1	0	0	1	5,607	3,403	0	9,010
30	Orange	0	0	0	8	142	0	0	142	729,818	72,600	0	802,418
31	Placer	1	1	4,173	1	1	0	0	1	6,100	0	0	6,100
32	Plumas	1	1	1,527	0	0	0	0	0	0	0	0	0
33	Riverside	2	17	100,391	6	43	0	0	43	205,117	38,769	0	243,886
34	Sacramento	1	1	3,241	7	78	0	0	78	386,939	4,146	79,756	470,841
35	San Benito	1	1	700	0	0	0	0	0	0	0	0	0
36	San Bernardino	6	1	24,616	10	51	0	0	51	295,542	0	0	295,542
37	San Diego	1	16	194,137	6	73	0	0	73	331,492	0	0	331,492
38	San Francisco	0	0	0	1	38	0	0	38	130,752	0	0	130,752
39	San Joaquin	0	0	0	2	24	0	0	24	112,480	14,319	0	126,799
40	San Luis Obispo	0	0	0	1	1	0	1	2	850	0	6,000	6,850
41	San Mateo	4	2	27,581	2	9	0	0	9	13,365	0	3,602	16,967
42	Santa Barbara	2	2	3,634	4	10	0	0	10	58,644	2,000	0	60,644
43	Santa Clara	3	6	45,811	4	51	2	0	53	224,159	8,501	0	232,660
44	Santa Cruz	2	2	4,845	1	7	0	0	7	24,886	0	0	24,886
45	Shasta	1	1	1,663	0	0	0	0	0	0	0	0	0
46	Sierra	0	0	0	0	0	0	0	0	0	0	0	0
47	Siskiyou	0	0	0	0	0	0	0	0	0	0	0	0
48	Solano	1	4	22,087	2	19	0	0	19	115,789	33,350	0	149,139
49	Sonoma	3	4	9,839	0	0	0	0	0	0	0	0	0
50	Stanislaus	0	0	0	2	2	0	0	2	7,965	0	0	7,965
51	Sutter	0	0	0	0	0	0	0	0	0	0	0	0
52	Tehama	0	0	0	1	1	0	0	1	3,900	0	0	3,900
53	Trinity	2	2	725	0	0	0	0	0	0	0	0	0
54	Tulare	3	5	30,605	0	0	0	0	0	0	0	0	0
55	Tuolumne	0	0	0	0	0	0	0	0	0	0	0	0
56	Ventura	3	5	52,246	1	30	0	0	30	165,562	0	0	165,562
57	Yolo	0	0	0	0	0	0	0	0	0	0	0	0
58	Yuba	0	0	0	0	0	0	0	0	0	0	0	0
STATEWIDE TOTALS		66	159	1,028,534	124	1,090	3	30	1,123	5,483,907	267,777	319,645	6,071,329
Percent of Maximum Reuse Total		18.1%	7.4%	8.1%	34.0%	50.6%	0.1%	1.4%	52.2%	43.4%	2.1%	2.5%	48.1%
Percent of Reduced Reuse Total		21.9%	7.4%	7.3%	41.1%	50.5%	0.1%	1.4%	52.0%	39.0%	1.9%	2.3%	43.1%

Trial Court Facilities

Table 4.2 Current Need for New and Modified Facilities

(continued)
Option-Dependent Maximum Reuse (Excluding Baseline)

County ID	County Name	Facilities Reused with Improvements				Usable Area (CGSF)				New/Replacement Facilities			Total Modified/New Facilities		
		Number of Facilities	Number of Courtrooms			Current	Added Reno/Cnvrnsn	Added New Cnst	Total	Number of Facilities	Number of Courtrooms	Usable Area (CGSF)	Number of Facilities	Number of Courtrooms	Usable Area (CGSF)
			Current	Added Renov/Conv.	Added New Constr.										
01	Alameda	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02	Alpine	1	1	0	0	1	2,568	706	0	3,274	0	0	1	1	3,274
03	Amador	0	0	0	0	0	0	0	0	1	3	23,045	1	3	23,045
04	Butte	5	11	0	1	12	56,072	7,016	12,113	75,201	1	1	6	13	84,993
05	Calaveras	0	0	0	0	0	0	0	0	1	3	28,668	1	3	28,668
06	Colusa	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07	Contra Costa	4	21	0	3	24	86,011	4,705	26,241	116,957	2	7	6	31	186,500
08	Del Norte	1	2	0	0	2	9,846	5,673	0	15,519	1	1	2	3	25,624
09	El Dorado	3	5	0	1	6	23,568	2,032	12,684	38,284	1	5	4	11	78,454
10	Fresno	9	40	0	0	40	142,418	0	0	142,418	0	0	9	40	142,418
11	Glenn	2	2	0	0	2	16,132	0	0	16,132	0	0	2	2	16,132
12	Humboldt	3	7	3	0	10	45,969	25,970	0	71,939	0	0	3	10	71,939
13	Imperial	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Inyo	1	1	0	0	1	2,816	0	0	2,816	1	2	2	3	20,740
15	Kern	5	8	0	0	8	42,933	0	0	42,933	0	0	5	8	42,933
16	Kings	5	8	0	1	9	47,908	875	9,112	57,895	0	0	5	9	57,895
17	Lake	2	4	0	1	5	14,576	2,251	5,999	22,826	0	0	2	5	22,826
18	Lassen	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	Los Angeles	5	110	0	0	110	439,994	0	0	439,994	25	109	30	219	1,355,912
20	Madera	0	0	0	0	0	0	0	0	1	8	70,423	1	8	70,423
21	Marin	1	15	1	0	16	63,248	28,378	0	91,626	1	1	2	17	103,820
22	Mariposa	1	1	0	1	2	3,119	348	11,760	15,227	0	0	1	2	15,227
23	Mendocino	1	4	0	5	9	26,262	5,667	39,382	71,311	1	1	2	10	80,593
24	Merced	6	6	2	1	9	24,334	2,762	13,940	41,036	0	0	6	9	41,036
25	Modoc	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26	Mono	0	0	0	0	0	0	0	0	1	1	13,120	1	1	13,120
27	Monterey	3	10	0	0	10	48,238	34,656	0	82,894	0	0	3	10	82,894
28	Napa	1	4	0	0	4	20,227	2,318	0	22,545	0	0	1	4	22,545
29	Nevada	1	1	0	0	1	5,649	2,763	0	8,412	1	6	2	7	56,897
30	Orange	0	0	0	0	0	0	0	0	2	10	89,462	2	10	89,462
31	Placer	3	7	0	0	7	24,171	0	0	24,171	1	4	4	11	58,699
32	Plumas	1	1	0	1	2	7,046	0	13,506	20,552	0	0	1	2	20,552
33	Riverside	5	12	0	0	12	78,714	0	0	78,714	1	12	6	24	156,690
34	Sacramento	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	San Benito	1	3	0	0	3	8,466	14,104	7,000	29,570	0	0	1	3	29,570
36	San Bernardino	2	18	0	0	18	118,439	0	0	118,439	1	13	3	31	218,430
37	San Diego	2	10	0	0	10	50,444	0	0	50,444	1	69	3	79	576,174
38	San Francisco	3	29	9	0	38	110,832	99,202	0	210,034	0	0	3	38	210,034
39	San Joaquin	3	3	0	1	4	15,978	2,450	12,037	30,465	1	3	4	7	58,829
40	San Luis Obispo	3	12	3	2	17	43,711	14,125	26,188	84,024	0	0	3	17	84,024
41	San Mateo	1	23	0	0	23	108,865	19,609	13,400	141,874	1	3	2	26	178,915
42	Santa Barbara	2	16	1	0	17	70,947	9,878	0	80,825	1	1	3	18	94,833
43	Santa Clara	2	10	4	3	17	53,878	21,113	51,157	126,148	2	20	4	37	293,218
44	Santa Cruz	2	3	5	0	8	22,156	55,758	0	77,914	0	0	2	8	77,914
45	Shasta	7	11	2	0	13	44,920	16,855	0	61,775	0	0	7	13	61,775
46	Sierra	1	1	0	0	1	4,853	1,102	0	5,955	0	0	1	1	5,955
47	Siskiyou	2	2	0	0	2	2,443	0	0	2,443	3	7	5	9	57,101
48	Solano	0	0	0	0	0	0	0	0	0	0	0	0	0	0
49	Sonoma	1	16	7	0	23	67,216	90,796	0	158,012	1	2	2	25	180,344
50	Stanislaus	4	18	4	0	22	68,887	24,786	0	93,673	0	0	4	22	93,673
51	Sutter	2	5	0	0	5	17,740	0	0	17,740	1	1	3	6	25,897
52	Tehama	3	3	2	0	5	19,166	14,623	0	33,789	0	0	3	5	33,789
53	Trinity	1	2	0	0	2	9,493	1,659	0	11,152	0	0	1	2	11,152
54	Tulare	3	19	0	1	20	76,323	3,431	10,537	90,291	0	0	3	20	90,291
55	Tuolumne	2	4	2	0	6	15,366	5,096	0	20,462	0	0	2	6	20,462
56	Ventura	0	0	0	0	0	0	0	0	1	6	53,684	1	6	53,684
57	Yolo	2	8	1	0	9	34,952	9,396	0	44,348	1	2	3	11	65,644
58	Yuba	1	5	0	0	5	29,694	1,313	0	31,007	0	0	1	5	31,007
STATEWIDE TOTALS		119	502	46	22	570	2,226,588	531,416	265,056	3,023,060	56	301	175	871	5,526,026
Percent of Maximum Reuse Total		32.6%	23.3%	2.1%	1.0%	26.5%	17.6%	4.2%	2.1%	23.9%	15.3%	14.0%	47.9%	40.5%	43.8%
Percent of Reduced Reuse Total															

Table 4.2 Current Need for New and Modified Facilities

(continued)
Option-Dependent Reduced Reuse (Excluding Baseline)

Facilities		Facilities Reused with Improvements				New/Replacement Facilities				Total New/Modified Facilities						
County ID	County Name	Number of Facilities	Number of Courtrooms			Useable Area (CGSF)	Number of Facilities	Number of Courtrooms	Usable Area (CGSF)	Number of Facilities	Number of Courtrooms	Usable Area (CGSF)				
			Current	Added Reno/Cnvrsn	Added New Cnst								Total			
01	Alameda	0	0	0	0	0	0	0	0	0	0	0				
02	Alpine	0	0	0	0	0	0	0	0	1	1	11,574				
03	Amador	0	0	0	0	0	0	0	0	1	3	25,693				
04	Butte	2	9	0	3	12	49,275	6,304	35,689	91,268	1	1	9,792			
05	Calaveras	0	0	0	0	0	0	0	0	0	1	3	26,757			
06	Colusa	0	0	0	0	0	0	0	0	0	0	0	0			
07	Contra Costa	2	17	0	0	17	62,163	17,778	0	79,941	4	14	132,640			
08	Del Norte	0	0	0	0	0	0	0	0	0	1	3	28,877			
09	El Dorado	0	0	0	0	0	0	0	0	0	1	11	84,530			
10	Fresno	3	33	6	1	40	123,695	23,427	8,259	155,381	0	0	0			
11	Glenn	0	0	0	0	0	0	0	0	0	1	2	20,172			
12	Humboldt	0	0	0	0	0	0	0	0	0	1	10	88,833			
13	Imperial	0	0	0	0	0	0	0	0	0	0	0	0			
14	Inyo	0	0	0	0	0	0	0	0	0	1	3	23,860			
15	Kern	2	4	0	4	8	21,273	0	38,510	59,783	0	0	0			
16	Kings	0	0	0	0	0	0	0	0	0	1	9	63,169			
17	Lake	0	0	0	0	0	0	0	0	0	1	5	42,107			
18	Lassen	0	0	0	0	0	0	0	0	0	0	0	0			
19	Los Angeles	0	0	0	0	0	0	0	0	0	30	219	1,819,188			
20	Madera	0	0	0	0	0	0	0	0	0	1	8	70,423			
21	Marin	1	15	0	0	15	63,248	0	0	63,248	2	4	39,801			
22	Mariposa	0	0	0	0	0	0	0	0	0	1	2	18,576			
23	Mendocino	0	0	0	0	0	0	0	0	0	2	10	82,831			
24	Merced	0	0	0	0	0	0	0	0	0	1	9	81,972			
25	Modoc	0	0	0	0	0	0	0	0	0	0	0	0			
26	Mono	0	0	0	0	0	0	0	0	0	1	2	18,602			
27	Monterey	0	0	0	0	0	0	0	0	0	1	10	76,591			
28	Napa	1	3	0	0	3	20,227	1,200	0	21,427	1	2	25,146			
29	Nevada	0	0	0	0	0	0	0	0	0	1	7	58,237			
30	Orange	0	0	0	0	0	0	0	0	0	2	10	89,462			
31	Placer	0	0	0	0	0	0	0	0	0	2	12	95,728			
32	Plumas	0	0	0	0	0	0	0	0	0	1	2	20,279			
33	Riverside	0	0	0	0	0	0	0	0	0	2	24	178,514			
34	Sacramento	0	0	0	0	0	0	0	0	0	0	0	0			
35	San Benito	0	0	0	0	0	0	0	0	0	1	3	30,377			
36	San Bernardino	0	0	0	0	0	0	0	0	0	1	31	240,659			
37	San Diego	0	0	0	0	0	0	0	0	0	1	79	621,894			
38	San Francisco	0	0	0	0	0	0	0	0	0	1	38	302,483			
39	San Joaquin	0	0	0	0	0	0	0	0	0	3	7	68,621			
40	San Luis Obispo	0	0	0	0	0	0	0	0	0	3	17	140,877			
41	San Mateo	1	23	0	0	23	108,865	0	0	108,865	1	3	37,043			
42	Santa Barbara	1	4	0	5	9	45,130	0	48,474	93,604	2	9	81,649			
43	Santa Clara	0	0	0	0	0	0	0	0	0	3	37	323,595			
44	Santa Cruz	1	2	0	0	2	7,379	3,583	0	10,962	1	6	82,295			
45	Shasta	0	0	0	0	0	0	0	0	0	1	13	127,020			
46	Sierra	0	0	0	0	0	0	0	0	0	1	1	12,743			
47	Siskiyou	0	0	0	0	0	0	0	0	0	3	8	68,348			
48	Solano	0	0	0	0	0	0	0	0	0	0	0	0			
49	Sonoma	1	15	0	8	23	67,216	0	105,000	172,216	1	2	22,332			
50	Stanislaus	0	0	0	0	0	0	0	0	0	1	22	163,217			
51	Sutter	0	0	0	0	0	0	0	0	0	1	6	48,541			
52	Tehama	1	0	0	0	0	0	0	0	0	1	6	56,062			
53	Trinity	0	0	0	0	0	0	0	0	0	1	2	19,280			
54	Tulare	0	0	0	0	0	0	0	0	0	2	20	187,429			
55	Tuolumne	0	0	0	0	0	0	0	0	0	1	6	64,453			
56	Ventura	0	0	0	0	0	0	0	0	0	1	6	53,684			
57	Yolo	0	0	0	0	0	0	0	0	0	1	11	90,123			
58	Yuba	0	0	0	0	0	0	0	0	0	1	5	41,586			
STATEWIDE TOTALS		16	125	6	21	152	568,471	52,292	235,932	856,695	96	724	6,117,663	112	876	6,974,359
Percent of Maximum Reuse Total		5.3%	5.8%	0.3%	1.0%	7.0%	4.0%	0.4%	1.7%	6.1%	31.8%	33.5%	43.5%	37.1%	40.6%	49.6%
Percent of Reduced Reuse Total																

Trial Court Facilities

Table 4.2 Current Need for New and Modified Facilities

(continued)
Total Current Need from Maximum Reuse Options

Total Current Need from Reduced Reuse Options

County ID	County Name	Number of Facilities	Number of Courtrooms	Usable Area (CGSF)	Number of Facilities	Number of Courtrooms	Usable Area (CGSF)
01	Alameda	8	99	699,239	8	99	699,239
02	Alpine	1	1	3,274	1	1	11,574
03	Amador	1	3	23,045	1	3	25,693
04	Butte	7	14	87,964	4	14	104,031
05	Calaveras	1	3	28,668	1	3	26,757
06	Colusa	2	3	15,267	2	3	15,267
07	Contra Costa	14	46	270,771	14	46	296,852
08	Del Norte	2	3	25,624	1	3	28,877
09	El Dorado	4	11	78,454	1	11	84,530
10	Fresno	15	50	168,421	9	50	181,384
11	Glenn	2	2	16,132	1	2	20,172
12	Humboldt	3	10	71,939	1	10	88,833
13	Imperial	6	13	42,481	6	13	42,481
14	Inyo	3	4	25,893	2	4	29,013
15	Kern	10	43	212,825	7	43	229,675
16	Kings	7	11	63,683	3	11	68,957
17	Lake	2	5	22,826	1	5	42,107
18	Lassen	1	3	22,595	1	3	22,595
19	Los Angeles	69	640	3,650,557	69	640	4,113,833
20	Madera	2	9	73,288	2	9	73,288
21	Marin	2	17	103,820	3	19	103,049
22	Mariposa	1	2	15,227	1	2	18,576
23	Mendocino	5	13	92,024	5	13	94,262
24	Merced	7	10	44,904	2	10	85,840
25	Modoc	2	2	9,606	2	2	9,606
26	Mono	2	2	17,978	2	3	23,460
27	Monterey	7	20	138,360	5	20	132,057
28	Napa	3	10	52,775	4	11	76,803
29	Nevada	3	8	65,907	2	8	67,247
30	Orange	10	152	891,880	10	152	891,880
31	Placer	6	13	68,972	4	14	106,001
32	Plumas	2	3	22,079	2	3	21,806
33	Riverside	14	84	500,967	10	84	522,791
34	Sacramento	8	79	474,082	8	79	474,082
35	San Benito	2	4	30,270	2	4	31,077
36	San Bernardino	19	83	538,588	17	83	560,817
37	San Diego	10	168	1,101,803	8	168	1,147,523
38	San Francisco	4	76	340,786	2	76	433,235
39	San Joaquin	6	31	185,628	5	31	195,420
40	San Luis Obispo	4	19	90,874	4	19	147,727
41	San Mateo	8	37	223,463	8	37	190,456
42	Santa Barbara	9	30	159,111	9	30	239,532
43	Santa Clara	11	96	571,689	10	96	602,066
44	Santa Cruz	5	17	107,645	5	17	122,988
45	Shasta	8	14	63,438	2	14	128,683
46	Sierra	1	1	5,955	1	1	12,743
47	Siskiyou	5	9	57,101	3	8	68,348
48	Solano	3	23	171,226	3	23	171,226
49	Sonoma	5	29	190,183	5	29	204,387
50	Stanislaus	6	24	101,638	3	24	171,182
51	Sutter	3	6	25,897	1	6	48,541
52	Tehama	4	6	37,689	3	7	59,962
53	Trinity	3	4	11,877	3	4	20,005
54	Tulare	6	25	120,896	5	25	218,034
55	Tuolumne	2	6	20,462	1	6	64,453
56	Ventura	5	41	271,492	5	41	271,492
57	Yolo	3	11	65,644	1	11	90,123
58	Yuba	1	5	31,007	1	5	41,586
STATEWIDE TOTALS		365	2,153	12,625,888	302	2,158	14,074,221
Percent of Maximum Reuse Total							
Percent of Reduced Reuse Total							

Report continues on following page.

4.3 Projected Facility Growth

An estimate of the future need for courtrooms and associated support space was developed for each county to determine the impact that creating additional judgeships has on court facility needs. The following table summarizes the impact of new judicial positions statewide by identifying the future need for courtrooms and support space through 2020. Facility needs were computed based on forecasts of judgeships and staff developed by the Task Force in Phase 3, together with application of a computer space model based on the Facilities Guidelines.

Table 4.3 (next page) presents the facility requirements for future growth as extracted from the planning options. Where it is indicated in the usable area column that the usable area is “Included in Current,” the Task Force determined that the facility expansion to meet the future growth of judicial positions could not be separated from development actions to meet current needs. This typically occurs in smaller counties with a limited number of facilities.

Based on the system growth projections developed for the Task Force during Phase 3, approximately 6 million square feet of additional space will be required over the 20-year planning horizon to accommodate the additional facilities, courtrooms, and staff. The projection serves as an objective basis for long-range planning for future growth of the system. The projection is an estimate, and will be controlled by actual growth in the system and realized only through legislative action. In any case, the projected growth will be self-correcting over time, in the sense that specific facility development decisions and actions, including funding commitments, will be governed by the actual, rather than the projected, growth experienced by the system over time.

4.4 Summary of Court Facility Needs

The information presented in the following table summarizes the statewide information from Tables 4.2 and 4.3:

Table 4.4 Summary of Court Facility Needs						
	Existing/Reuse			New Construction	Total	Future Needs
	Retained	Added	Subtotal			
Maximum Reuse Options						
Buildings	309	-	309	56	365	107
Courtrooms	1,751	101	1,852	301	2,153	696
Area (000 SF)	8,739	1,384	10,123	2,503	12,626	5,807
Reduced Reuse Options						
Buildings	206	-	206	96	302	107
Courtrooms	1,374	60	1,434	724	2,158	696
Area (000 SF)	7,081	876	7,957	6,118	14,074	5,807

Table 4.3 – Projected Facility Growth

County ID	County Name	Facilities Required Projected Need 2020			
		Number of Facilities	Addl. Judicial FTE's/Ctrrms.	Additional Staff	Useable Area (CGSF)
01	Alameda	2	14	119	168,345
02	Alpine	0	0	1	Included in Current
03	Amador	1	2	17	17,128
04	Butte	2	6	44	57,651
05	Calaveras	1	2	12	17,838
06	Colusa	1	1	7	5,229
07	Contra Costa	4	17	150	158,516
08	Del Norte	1	1	13	10,105
09	El Dorado	1	5	38	44,276
10	Fresno	3	20	140	179,303
11	Glenn	1	2	15	20,172
12	Humboldt	1	2	13	11,874
13	Imperial	2	3	27	24,391
14	Inyo	0	1	6	Included in Current
15	Kern	6	20	185	197,104
16	Kings	1	2	25	17,157
17	Lake	1	2	16	18,764
18	Lassen	1	1	5	8,241
19	Los Angeles	17	223	2,551	1,804,918
20	Madera	1	5	21	56,512
21	Marin	1	1	14	Included in Current
22	Mariposa	0	0	8	Included in Current
23	Mendocino	0	2	23	Included in Current
24	Merced	2	7	50	61,315
25	Modoc	0	0	1	Included in Current
26	Mono	0	0	5	Included in Current
27	Monterey	1	5	22	38,296
28	Napa	0	1	24	Included in Current
29	Nevada	1	2	21	16,639
30	Orange	3	50	487	448,106
31	Placer	1	4	40	31,004
32	Plumas	1	1	5	6,741
33	Riverside	8	44	535	370,847
34	Sacramento	8	28	438	297,935
35	San Benito	1	1	11	10,126
36	San Bernardino	4	44	149	360,653
37	San Diego	7	65	383	622,877
38	San Francisco	1	6	46	Included in Current
39	San Joaquin	2	14	96	120,025
40	San Luis Obispo	3	4	41	Included in Current
41	San Mateo	1	8	46	66,313
42	Santa Barbara	1	4	50	Included in Current
43	Santa Clara	1	10	245	79,173
44	Santa Cruz	1	3	40	Included in Current
45	Shasta	1	5	57	48,854
46	Sierra	0	0	1	Included in Current
47	Siskiyou	0	1	18	Included in Current
48	Solano	2	11	90	91,618
49	Sonoma	0	7	48	Included in Current
50	Stanislaus	3	9	44	79,207
51	Sutter	1	5	45	40,451
52	Tehama	0	1	35	Included in Current
53	Trinity	0	0	4	Included in Current
54	Tulare	2	8	65	69,167
55	Tuolumne	0	1	24	Included in Current
56	Ventura	1	7	175	53,036
57	Yolo	1	4	55	42,592
58	Yuba	1	4	78	34,958
STATEWIDE TOTALS		107	696	6,924	5,807,455

Trial Court Facilities

Report continues on following page.

Section 5: Estimated Capital Budget

This section provides a planning estimate of the capital cost implications of meeting both the current and future need for new and modified facilities. Costs for facilities to meet current needs are expressed as a range from low to high that relates to the range of options outlined in Section 4.

The evaluation findings and computed shortfalls guided the development of planning options. The planning options were used as the basis for preparing estimates of potential capital costs. The estimated costs for the current need include the costs of physical improvements, seismic upgrades, functional improvements, buying out of space from non-court or court-related uses, and phasing out and replacement of existing facilities with new facilities.

The cost of the current need should be viewed as the estimated cost of renewal of the state’s court facilities for their long-term reuse. The cost of the future need should be viewed as an estimate of the cost of additional facilities needed to accommodate the projected growth to the year 2020.

5.1 Cost Methodology

A comprehensive cost modeling approach was developed for use in the facilities evaluation and options development for capital planning purposes. The system was designed to:

- Be sufficiently accurate for capital planning purposes
- Provide a consistent and comparable cost estimate applicable to the wide range of county characteristics
- Employ the applicable evaluation data (physical improvements, seismic improvements)
- Capture significant costs of facility development actions and their directly related impacts (e.g., renovations, buy-outs, new and replacement facilities)
- Reflect variations in the cost of space based on facility uses (e.g., criminal vs. civil)
- Assess potential seismic improvement costs based on facility age and type of construction
- Represent total capital cost, including building construction cost, project costs (fees, administration, permits, furnishings, etc.), and the cost of parking, site development, and land

Some classes of potential capital costs and recovery of capital assets were not addressed in the analysis, as they can only be determined through specific capital planning at the project level. The most significant of these include the following:

- Cost of disposal of phased-out buildings
- Cost of improvement of phased-out buildings for other non-court uses
- Asset value and potential revenues from sale of phased-out buildings and land
- Value of vacated space within mixed-use county buildings

- Cost of mitigating parking shortfalls in connection with existing court buildings
- Cost of interim improvements for buildings to be phased out in the future
- Cost of temporary occupancy during building renovations

Costs were estimated and tabulated for the following five categories of capital costs for each building in each option at the county level:

- Physical improvements
- Seismic improvements
- Functional improvements
- Space buy-outs
- New facilities

The model space program was prepared by the consultants. The unit costs and regional factors used in the preparation of cost estimates for the planning options were developed by a professional cost estimator experienced with court facility construction in California. All costs were reported in the options as building construction cost based on current 1999 dollars. These costs are exclusive of project costs, parking, site development, and land acquisition. Factors were applied to the building construction cost to account for these costs, which are reflected in the tables immediately following this narrative. The cost estimating methodology employed to compute the building construction cost in each of the five cost categories is described in the paragraphs below.

Physical Improvements

The costs of physical improvements represent the estimated costs to upgrade the buildings and their internal components based on the evaluation of their physical condition. (The rating system and definition of physical ratings for building core and shell and internal component is described in Section 1 of this report.) The physical condition evaluation cost model established a cost per square foot replacement value for each major building system (e.g., elevators, air conditioning). Factors were applied to account for regional variations in construction cost by county. (See Appendix C for a list of the regional cost factors by county.) Rather than use the physical improvement costs computed in the physical condition evaluation, the consultants aggregated the replacement cost of those systems rated 4 or 5 (and, by exception, those rated 3) and included the resultant costs in the cost of physical improvements for each building in each option. The physical improvement costs for each retained building in each option was tabulated in the county reports. In developing the estimated improvement costs in the options, the consultants included the cost of total replacement of systems that were rated 4 or 5 in the evaluation. For those systems rated 1 or 2, no cost was included. For systems rated 3, the consultants determined whether to include or not include the cost of system replacement. If the condition of the building indicated the need for significant renovation, the cost of improving systems rated 3 were included

at 100 percent of replacement cost. Conversely, if the building systems were mostly rated 1 or 2, the improvement costs of those systems rated 3 were excluded in favor of using the building as-is.

Seismic Improvements

The potential cost of seismic improvements was based on a model that assigned a cost per square foot applicable to a matrix based on the age of the building and range of building structural types. (A copy of the seismic cost model is included as Appendix B.) Where building information did not fit the parameters of the model, seismic improvement costs were not generated, such as wood frame buildings, buildings with a mix of structural systems, and concrete moment-resistive-frame buildings without shear walls constructed since 1975. The applicable costs assumed that the buildings would be vacated during the construction of the improvements. For each building retained in the planning options, the potential seismic improvement cost was included in the cost of each option. Conversely, for buildings phased out in an option, the potential seismic improvement costs were not included in the option. Since the model was based solely on the age and structural type of the building, the model is intended only for capital planning purposes, and no inferences regarding seismic safety of the buildings should be drawn from the information. Engineering assessments of seismic risk should be conducted as a part of any future facility master plan or capital development program.

Functional Improvements

Functional improvements consist of renovations of existing space related to a change of use or reconfiguration as required to improve function or mitigate existing shortfalls. The estimated cost was computed in the model by applying a unit construction cost per square foot to the usable area of interior renovation for the new use. Costs were estimated on the basis of usable area (USF), and no factor was applied for any common support elements. Unit costs were applied as follows:

- Courtset and judiciary: \$115–160/USF
- Offices/support space \$ 45–90/USF
- Custody spaces \$ 95–140/USF

If the renovation involved major reconfiguration of space that would cause significant changes to the mechanical and electrical infrastructure serving the space, then the consultants used the higher figure in each range.

Space Buy-out

Space buy-outs represent the cost of relocating existing court-related or non-court occupants, including the total cost of replacing their space with a like amount of equivalent space in a new building on a new (unspecified) site. No allowance has been provided to expand the space of the displaced occupants, or to address shortfalls or relieve crowding in their existing occupancy. Since space buy-outs generally consist of replacement of administrative or general office space for such functions as district attorney or county administration, a simplified cost model was applied based on the estimated cost per square foot for office buildings in the region, including core and shell and complete interior improvements. The existing usable area of the occupancy to be displaced was multiplied by a grossing factor to arrive at the building gross area. A unit cost of \$160 per square foot was applied to compute the estimated building construction cost for the replacement space.

New Facilities

The estimated cost of new and replacement facilities, both for current need and for future need, is based on a model space program by component area. The type and amount of space depends on the mix of uses in the building. For example, the space model for a criminal court facility generated space for in-custody holding and access components and for a vehicle sally port, while a civil court would not have these functions. Similarly, the model for traffic, small claims, or arraignment court facilities would not generate jury assembly space. The space model is specifically developed for the designated mix of court functions intended for the facility. Area unit costs are applied in the model to type of space, with a 20 percent grossing factor applied to generate the estimated building construction cost, as follows:

- Courtset and judiciary: \$235/USF
- Offices/support space \$160/USF
- Custody spaces \$210/USF

(An example cost model for a new criminal court facility is included as Appendix D.)

5.2 Cost of Parking, Site Development, and Land

In developing estimates of required parking for court facilities, the Task Force recognized the need for providing adequate parking for public, staff, and other users, and has included the cost of parking development in the estimated capital budget requirements for the planning options. It also recognized the influence that existing parking norms have on the provision of parking facilities for projects located on urban core sites.

Based on courthouse planning practices, the parking demand for court facilities was estimated to be 45 parking spaces per courtroom, allowing for public, employees, judiciary, jurors, and other courthouse participants. For capital planning purposes, the Task Force included 100 percent of the total estimated parking demand for all projects except those anticipated to be located on highly dense urban core sites. For the urban core sites, the Task Force included 50 percent of that total parking demand in the project budgets, and included sufficient allowances for the construction of structured parking facilities for the parking. The rationale and methodology regarding the approach is described in the paragraphs below.

The amount of parking to be provided in the project budgets for urban core courthouses must ultimately be determined on a project basis. The decision will depend on whether paid parking is the expectation of public, employees, and court participants; on the level of parking service available within the immediate surroundings of any proposed courthouse site; and on existing public transportation use. In locations where paid parking is the expectation, parking facilities will generate revenues that can fund additional parking facility development based on the demand. As a result, the required parking for public and staff may be provided in parking facilities funded by other sources, such as parking districts or redevelopment agencies. Urban core sites also often provide a range of parking options and public transit for public, staff, and court participants. Moreover, the established parking patterns, habits, and expectations throughout the urban core contribute to the decision to construct new courthouses in downtown urban core sites with fewer parking facilities.

Adding validity to its approach to budgeting for reduced parking provision in urban core projects, the Task Force noted two recently completed downtown/civic center projects that provided parking facilities significantly below the normal parking demand. The San Diego Hall of Justice provided approximately 400 parking spaces for the 16-courtroom facility, or slightly more than one-half the estimated parking demand of 45 parking spaces per courtroom. The San Francisco Civic Center Courthouse limited its parking to secure parking for judges.

The project development costs have been computed to include an allowance for parking, site development, and land acquisition costs, based on the following assumptions and methodology:

- Parking demand for public, jurors, counsel, litigants, judiciary, and court staff has been computed based on providing 45 parking spaces per courtroom.
- Three assumed profiles of potential land prices applicable to (1) the seven most dense urban counties (Los Angeles, San Diego, Orange, Alameda, Santa Clara, Sacramento, and San Francisco), (2) the next 14 most populous counties (San Bernardino, Riverside, Contra Costa, Kern, San Mateo, Fresno, Ventura, San Joaquin, Solano, Monterey, Tulare, Stanislaus, Santa Barbara, and Sonoma), and (3) the 37 smaller counties have been computed based on data provided by the California Department of General Services, Real Estate Services Division.
- A land cost of approximately \$40 per square foot represents the approximate break-even point for surface parking versus structured parking. For site costs in excess of \$40 per square foot, multilevel parking structures become the economical choice.
- The land cost data analysis produced the following profiles:
 - Most dense seven counties: 60 percent of the building area of new projects will be developed on sites costing over \$40 per square foot.
 - Next 14 most populous counties: 25 percent of the building area of new projects will be developed on sites costing more than \$40 per square foot.
 - Smaller 37 counties: No projects will be developed on sites costing over \$40 per square foot.
- The height of planned buildings and parking structures will tend to increase with increasing cost of land.
- The computed project costs include a factor to allow for the cost of parking, site development, and land acquisition, based on the amount and configuration of parking to be provided.
- The factor accounting for the cost of land, site development, and parking is only applied to new facilities, and to the cost for buy-out of displaced court-related and non-court occupancies.
- For all new and buy-out projects with assumed land values below \$40 per square foot, 100 percent of the parking demand has been included in the project budget.
- For projects on highly urbanized sites, with indicated land costs of \$40 per square foot or more, project costs have been computed based on providing for 50 percent of the parking demand together with the related cost of parking structures, site development costs, and land.

While the Task Force has budgeted for 50 percent of the parking demand for those projects assumed to be developed on urban core sites in the urban counties, the actual amount of parking to be provided will be ultimately influenced by future policy decisions on a site-by-site basis. Parking requirements will also be established subject to local transportation plans and to the review processes as may be required under the California Environmental Quality Act.

Parking cost factors are provided in Appendix E.

5.3 Estimated Capital Costs for Current Needs

Table 5.3 presents the costs of the options for each county. The table is organized in a fashion similar to that of Table 4.2, with the addition of the costs. The most significant difference is that Table 5.3 arrays the construction costs among a series of categories intended to illuminate the key differences between the maximum reuse and reduced reuse options. The tabulated cost categories are (1) physical improvements, (2) seismic upgrade, (3) functional improvements, and (4) space buy-out. The cost data are presented on the basis of building construction cost. The building construction costs are extended by a factor allowing for fees; testing; permits; and fixtures, furnishings, and equipment (FF&E). A separate factor allows for site development, parking, and land acquisition costs, as explained above.

Estimated capital budget requirements for current needs statewide—including the cost of parking, site development, and land acquisition costs for all new and buy-out facilities—range from \$2,808 million for the maximum use options to \$3,383 million for the reduced reuse options.

5.4 Comparison of Maximum Reuse and Reduced Reuse Options

The capital budget variations between the maximum reuse and the limited reuse options should be compared to the benefits. The maximum reuse options require more acceptance of existing conditions and provide a lower level of conformance with Facilities Guidelines, while the reduced reuse options provide greater conformance with the Facilities Guidelines and more mitigation of existing conditions.

The maximum reuse options reflect more renovation, including improvements in ADA accessibility improvements, HVAC, life safety, and seismic safety, and more replacement facilities for displaced court-related and non-court occupants in the facilities. In the maximum reuse options, more than 50 cents on the dollar of the cost for current needs is devoted to space buy-outs and facility infrastructure improvements, such as physical improvements and seismic improvements, without significant benefit to court operations. In the reduced reuse options, approximately 25 cents on the dollar is spent on such improvements, with most of the money being spent directly on facility improvements that translate into improved court operations.

In comparison to the reduced reuse options, the maximum reuse options reflect greater continuation of operational inefficiencies as a result of geographically dispersed facilities. Conversely, the reduced reuse options reflect a reduction in the number of facilities, and more reduction of internal and systemwide inefficiencies, by replacing outdated and smaller facilities. If properly planned, the smaller number of facilities reflected in the reduced reuse options, as a result of more phasing out antiquated and inefficient buildings, may result in more efficient court operations and more cost-effective facility operations.

Table 5.3

Estimated

Capital Costs

for Current Needs

County ID	County Name	No. of Facil.	No. of Ctrms	Area (CGSF)	No. of Facil.	No. of Ctrms	Area (CGSF)	Physical Improvements	Seismic Upgrade	Functional Improvements	Space Buy-out	Construction Cost	Project Cost Mark-up	Costs for Space Buyout	Project Cost
01	Alameda	1	1	1,706	7	98	697,533	30,549,815	11,660,844	8,704,652	21,201,792	72,117,103	18,029,276	9,273,604	99,419,982
02	Alpine	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03	Amador	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04	Butte	0	0	0	1	1	2,971	293,428	45,653	45,653	0	384,734	96,184	0	480,918
05	Calaveras	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06	Colusa	1	1	3,228	1	2	12,039	37,950	0	1,022,810	0	1,060,760	265,190	0	1,325,950
07	Contra Costa	7	3	26,127	1	12	58,144	4,273,542	7,307,698	645,210	2,752,896	14,979,346	3,744,837	1,024,678	19,748,860
08	Del Norte	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09	El Dorado	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Fresno	3	2	4,726	3	8	21,277	1,416,789	363,600	0	0	1,780,389	445,097	0	2,225,486
11	Glenn	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Humboldt	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Imperial	3	4	11,996	3	9	30,485	812,210	0	334,710	0	1,146,920	286,730	0	1,433,650
14	Inyo	0	0	0	1	1	5,153	420,884	0	0	0	420,884	105,221	0	526,105
15	Kern	0	0	0	5	35	169,892	9,602,436	19,708,999	0	0	29,311,435	7,327,859	0	36,639,294
16	Kings	0	0	0	2	2	5,788	154,617	0	0	0	154,617	38,654	0	193,271
17	Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	Lassen	0	0	0	1	3	22,595	1,089,005	1,727,208	3,771,586	0	6,587,799	1,646,950	0	8,234,749
19	Los Angeles	8	66	402,045	31	355	1,892,600	144,078,972	138,601,012	742,500	0	283,422,484	70,855,621	0	354,278,105
20	Madera	0	0	0	1	1	2,865	137,947	107,206	52,065	133,055	430,273	107,568	35,556	573,398
21	Marin	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	Mariposa	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	Mendocino	0	0	0	3	3	11,431	27,258	209,360	225,524	0	462,142	115,536	0	577,678
24	Merced	0	0	0	1	1	3,868	247,644	364,452	1,731,900	0	2,343,996	585,999	0	2,929,995
25	Modoc	2	2	9,606	0	0	0	0	0	0	0	0	0	0	0
26	Mono	0	0	0	1	1	4,858	656,836	0	40,905	0	697,741	174,435	0	872,176
27	Monterey	2	3	11,049	2	7	44,417	1,624,562	2,986,532	582,815	2,205,504	7,399,413	1,849,853	820,929	10,070,195
28	Napa	2	6	30,230	0	0	0	0	0	0	0	0	0	0	0
29	Nevada	0	0	0	1	1	9,010	0	726,642	544,427	680,600	1,951,669	487,917	181,877	2,621,463
30	Orange	0	0	0	8	142	802,418	17,818,947	14,784,840	7,039,365	14,520,000	54,163,152	13,540,788	6,351,007	74,054,947
31	Placer	1	1	4,173	1	1	6,100	0	0	61,714	0	61,714	15,429	0	77,143
32	Plumas	1	1	1,527	0	0	0	0	0	0	0	0	0	0	0
33	Riverside	2	17	100,391	6	43	243,886	245,250	0	7,115,877	0	7,361,127	1,840,282	0	9,201,409
34	Sacramento	1	1	3,241	7	78	470,841	3,045,200	11,800,000	822,187	0	15,667,387	3,916,847	0	19,584,234
35	San Benito	1	1	700	0	0	0	0	0	0	0	0	0	0	0
36	San Bernardino	6	1	24,616	10	51	295,542	11,107,423	14,144,155	396,000	0	25,647,578	6,411,895	0	32,059,473
37	San Diego	1	16	194,137	6	73	331,492	1,037,744	13,031,205	396,000	0	14,464,949	3,616,237	0	18,081,186
38	San Francisco	0	0	0	1	38	130,752	0	0	0	0	0	0	0	0
39	San Joaquin	0	0	0	2	24	126,799	4,537,600	9,054,300	1,484,056	2,749,056	17,825,012	4,456,253	1,023,248	23,304,513
40	San Luis Obispo	0	0	0	1	2	6,850	0	0	0	0	0	0	0	0
41	San Mateo	4	2	27,581	2	9	16,967	2,835,091	2,361,472	1,763,649	0	6,960,212	1,740,053	0	8,700,265
42	Santa Barbara	2	2	3,634	4	10	60,644	9,459,432	179,733	90,000	129,000	9,858,165	2,464,541	48,016	12,370,722
43	Santa Clara	3	6	45,811	4	53	232,660	10,897,666	9,371,457	2,857,690	1,632,192	24,759,005	6,189,751	713,916	31,662,672
44	Santa Cruz	2	2	4,845	1	7	24,886	242,000	1,443,000	969,675	0	2,654,675	663,669	0	3,318,344
45	Shasta	1	1	1,663	0	0	0	0	0	0	0	0	0	0	0
46	Sierra	0	0	0	0	0	0	0	0	0	0	0	0	0	0
47	Siskiyou	0	0	0	0	0	0	0	0	0	0	0	0	0	0
48	Solano	1	4	22,087	2	19	149,139	7,959,221	6,551,028	1,801,975	6,384,000	22,696,224	5,674,056	2,376,240	30,746,520
49	Sonoma	3	4	9,839	0	0	0	0	0	0	0	0	0	0	0
50	Stanislaus	0	0	0	2	2	7,965	277,514	479,906	0	0	757,420	189,355	0	946,775
51	Sutter	0	0	0	0	0	0	0	0	0	0	0	0	0	0
52	Tehama	0	0	0	1	1	3,900	56,655	0	0	0	56,655	14,164	0	70,819
53	Trinity	2	2	725	0	0	0	0	0	0	0	0	0	0	0
54	Tulare	3	5	30,605	0	0	0	0	0	0	0	0	0	0	0
55	Tuolumne	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56	Ventura	3	5	52,246	1	30	165,562	492,837	0	0	0	492,837	123,209	0	616,046
57	Yolo	0	0	0	0	0	0	0	0	0	0	0	0	0	0
58	Yuba	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STATEWIDE TOTALS		66	159	1,028,534	124	1,123	6,071,329	265,436,475	267,010,302	43,242,945	52,388,095	628,077,817	157,019,454	21,849,071	806,946,342
Percentage of Maximum Reuse Total		18.1%	7.4%	8.1%	34.0%	52.2%	48.1%	9.5%	9.5%	1.5%	1.9%	22.4%	5.6%	0.8%	28.7%
Percentage of Reduced Reuse Total		21.9%	7.4%	7.3%	41.1%	52.0%	43.1%	7.8%	7.9%	1.3%	1.5%	18.6%	4.6%	0.6%	23.9%
Percentage of Total Project Costs															

Trial Court Facilities

Table 5.3
Estimated
Capital Costs
for Current Needs

(continued)
Option-Dependent Maximum Reuse (Excluding Baseline)

Capital Costs for Current Needs		Facilities Reused with Improvements											New/Replacement Facilities							Total Modified or New Facilities				
County ID	County Name	No. of Facil.	No. of Ctrms	Usable Area CGSF	Physical Improvements	Seismic Upgrade	Functional Improvements	Space "Buy-out"	Total Construction Cost	Project Cost Mark-up	Land, Parking, Site Devel Costs for Space Buyout	Total Project Cost	No. of Facil.	No. of Ctrms	Usable Area CGSF	Total Construction Cost (\$)	Project Cost Mark-up (\$)	Land, Parking, Site Devel Costs for Space Buyout	Total Project Cost (\$)	No. of Facil.	No. of Ctrms	Usable Area CGSF	Total Construction Cost (\$)	Total Project Cost (\$)
01	Alameda	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,220,061	6,305,015	11,031,183	42,556,259	0	0	0	25,220,061	42,556,259
02	Alpine	1	1	3,274	380,975	0	87,255	141,200	609,430	152,358	37,733	799,520	0	0	0	0	0	0	0	1	1	3,274	609,430	799,520
03	Amador	0	0	0	0	0	0	0	0	0	0	0	1	3	23,045	3,926,795	981,699	1,049,358	5,957,852	1	3	23,045	3,926,795	5,957,852
04	Butte	5	12	75,201	79,054	2,103,943	4,402,790	981,000	7,566,787	1,891,697	262,153	9,720,637	1	1	9,792	2,136,000	534,000	570,804	3,240,804	6	13	84,993	9,702,787	12,961,440
05	Calaveras	0	0	0	0	0	0	0	0	0	0	0	1	3	28,668	6,397,772	1,599,443	1,709,678	9,706,892	1	3	28,668	6,397,772	9,706,892
06	Colusa	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07	Contra Costa	4	24	116,957	12,598,100	6,603,347	7,972,491	903,360	28,077,298	7,019,325	336,247	35,432,870	2	7	69,543	15,058,004	3,764,501	5,604,862	24,427,367	6	31	186,500	43,135,303	59,860,237
08	Del Norte	1	2	15,519	422,405	0	993,417	1,692,000	3,107,822	776,956	452,153	4,336,931	1	1	10,105	2,236,338	559,085	597,617	3,393,040	2	3	25,624	5,344,160	7,729,970
09	El Dorado	3	6	38,284	830,663	2,468,752	4,182,430	582,800	8,064,645	2,016,161	155,742	10,236,548	1	5	40,170	8,921,246	2,230,312	2,384,026	13,535,584	4	11	78,454	16,985,891	23,772,132
10	Fresno	9	40	142,418	6,432,860	13,514,203	86,825	0	20,033,888	5,008,472	0	25,042,360	0	0	0	0	0	0	0	9	40	142,418	20,033,888	25,042,360
11	Glenn	2	2	16,132	148,132	393,800	292,480	0	834,412	208,603	0	1,043,015	0	0	0	0	0	0	0	2	2	16,132	834,412	1,043,015
12	Humboldt	3	10	71,939	5,306,862	287,016	5,015,199	540,000	11,149,077	2,787,269	144,304	14,080,651	0	0	0	0	0	0	0	3	10	71,939	11,149,077	14,080,651
13	Imperial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Inyo	1	1	2,816	0	0	0	0	0	0	0	0	1	2	17,924	4,028,676	1,007,169	1,076,584	6,112,429	2	3	20,740	4,028,676	6,112,429
15	Kern	5	8	42,933	602,784	1,331,251	0	0	1,934,035	483,509	0	2,417,544	0	0	0	0	0	0	0	5	8	42,933	1,934,035	2,417,544
16	Kings	5	9	57,895	1,895,027	707,714	2,076,975	179,400	4,859,116	1,214,779	47,941	6,121,836	0	0	0	0	0	0	0	5	9	57,895	4,859,116	6,121,836
17	Lake	2	5	22,826	855,751	2,303,784	1,798,953	550,200	5,508,688	1,377,172	147,030	7,032,890	0	0	0	0	0	0	0	2	5	22,826	5,508,688	7,032,890
18	Lassen	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	Los Angeles	5	110	439,994	32,614,644	57,624,412	0	0	90,239,056	22,559,764	0	112,798,820	25	109	915,918	318,483,106	79,620,777	139,303,605	537,407,488	30	219	1,355,912	408,722,162	650,206,308
20	Madera	0	0	0	0	0	0	0	0	0	0	0	1	8	70,423	15,867,240	3,966,810	4,240,206	24,074,256	1	8	70,423	15,867,240	24,074,256
21	Marin	1	16	91,626	0	0	2,904,000	5,448,576	8,352,576	2,088,144	1,456,024	11,896,744	1	1	12,194	2,359,756	589,939	630,598	3,580,293	2	17	103,820	10,712,332	15,477,037
22	Mariposa	1	2	15,227	404,888	0	2,602,212	0	3,007,100	751,775	0	3,758,875	0	0	0	0	0	0	0	1	2	15,227	3,007,100	3,758,875
23	Mendocino	1	9	71,311	1,795,309	2,117,792	10,514,263	942,400	15,369,764	3,842,441	251,838	19,464,043	1	1	9,282	2,945,731	736,433	787,188	4,469,352	2	10	80,593	18,315,495	23,933,395
24	Merced	6	9	41,036	1,994,518	746,292	5,112,157	552,400	8,405,367	2,101,342	147,618	10,654,326	0	0	0	0	0	0	0	6	9	41,036	8,405,367	10,654,326
25	Modoc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26	Mono	0	0	0	0	0	0	0	0	0	0	0	1	1	13,120	2,878,290	719,573	769,166	4,367,028	1	1	13,120	2,878,290	4,367,028
27	Monterey	3	10	82,894	6,784,958	7,329,622	7,731,537	6,653,952	28,500,069	7,125,017	2,476,721	38,101,808	0	0	0	0	0	0	0	3	10	82,894	28,500,069	38,101,808
28	Napa	1	4	22,545	2,595,226	2,502,354	126,810	541,056	5,765,446	1,441,362	144,586	7,351,394	0	0	0	0	0	0	0	1	4	22,545	5,765,446	7,351,394
29	Nevada	1	1	8,412	349,833	2,159,716	335,714	0	2,845,263	711,316	0	3,556,579	1	6	48,485	10,836,100	2,709,025	2,895,733	16,440,858	2	7	56,897	13,681,363	19,997,436
30	Orange	0	0	0	0	0	0	0	0	0	0	0	2	10	89,462	19,622,842	4,905,711	8,582,975	33,111,528	2	10	89,462	19,622,842	33,111,528
31	Placer	3	7	24,171	738,300	0	0	0	738,300	184,575	0	922,875	1	4	34,528	7,608,166	1,902,041	2,033,131	11,543,338	4	11	58,699	8,346,466	12,466,213
32	Plumas	1	2	20,552	182,661	2,746,593	2,906,018	0	5,835,272	1,458,818	0	7,294,090	0	0	0	0	0	0	0	1	2	20,552	5,835,272	7,294,090
33	Riverside	5	12	78,714	3,127,204	15,631,181	0	0	18,758,385	4,689,596	0	23,447,981	1	12	77,976	0	0	0	0	6	24	156,690	18,758,385	23,447,981
34	Sacramento	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	San Benito	1	3	29,570	1,467,421	0	3,639,630	1,505,472	6,612,523	1,653,131														

Table 5.3 Estimated Capital Costs for Current Needs	(continued)
	Option-Dependent Reduced Reuse (Excluding Baseline)
	Facilities Reused with Improvements

[illegible]

Trial Court Facilities

Table 5.3
Estimated
Capital Costs
for Current Needs

(continued)
Total Current Need from
Maximum Reuse Options

Total Current Need from
Reduced Reuse Options

County ID	County Name	No. of Facil.	No. of Ctrms	Usable Area (CGSF)	Total Construction Cost (\$)	Total Project Cost (\$)	No. of Facil.	No. of Ctrms	Usable Area (CGSF)	Total Construction Cost (\$)	Total Project Cost (\$)
01	Alameda	8	99	699,239	97,337,164	141,976,242	8	99	699,239	96,985,037	141,382,063
02	Alpine	1	1	3,274	609,430	799,520	1	1	11,574	2,552,392	3,872,566
03	Amador	1	3	23,045	3,926,795	5,957,852	1	3	25,693	5,707,647	8,659,814
04	Butte	7	14	87,964	10,087,521	13,442,358	4	14	104,031	12,305,419	16,189,938
05	Calaveras	1	3	28,668	6,397,772	9,706,892	1	3	26,757	5,948,514	9,025,265
06	Colusa	2	3	15,267	1,060,760	1,325,950	2	3	15,267	1,060,760	1,325,950
07	Contra Costa	14	46	270,771	58,114,649	79,609,098	14	46	296,852	62,108,780	90,700,613
08	Del Norte	2	3	25,624	5,344,160	7,729,970	1	3	28,877	6,365,493	9,657,918
09	El Dorado	4	11	78,454	16,985,891	23,772,132	1	11	84,530	18,744,036	28,439,017
10	Fresno	15	50	168,421	21,814,277	27,267,846	9	50	181,384	29,417,581	38,459,762
11	Glenn	2	2	16,132	834,412	1,043,015	1	2	20,172	4,427,284	6,717,208
12	Humboldt	3	10	71,939	11,149,077	14,080,651	1	10	88,833	19,647,624	29,809,968
13	Imperial	6	13	42,481	1,146,920	1,433,650	6	13	42,481	1,146,920	1,433,650
14	Inyo	3	4	25,893	4,449,560	6,638,534	2	4	29,013	5,863,026	8,783,087
15	Kern	10	43	212,825	31,245,470	39,056,838	7	43	229,675	39,088,302	48,860,378
16	Kings	7	11	63,683	5,013,733	6,315,107	3	11	68,957	14,699,790	22,261,647
17	Lake	2	5	22,826	5,508,688	7,032,890	1	5	42,107	9,409,531	14,276,424
18	Lassen	1	3	22,595	6,587,799	8,234,749	1	3	22,595	6,587,799	8,234,749
19	Los Angeles	69	640	3,650,557	692,144,646	1,004,484,413	69	640	4,113,833	802,604,040	1,230,343,587
20	Madera	2	9	73,288	16,297,513	24,647,653	2	9	73,288	16,297,513	24,647,653
21	Marin	2	17	103,820	10,712,332	15,477,037	3	19	103,049	8,436,097	12,799,501
22	Mariposa	1	2	15,227	3,007,100	3,758,875	1	2	18,576	4,160,919	6,313,072
23	Mendocino	5	13	92,024	18,777,637	24,511,072	5	13	94,262	19,988,917	30,204,290
24	Merced	7	10	44,904	10,749,363	13,584,321	2	10	85,840	20,323,373	30,208,848
25	Modoc	2	2	9,606	0	0	2	2	9,606	0	0
26	Mono	2	2	17,978	3,576,031	5,239,205	2	3	23,460	4,893,365	7,237,904
27	Monterey	7	20	138,360	35,899,482	48,172,003	5	20	132,057	24,654,489	38,061,692
28	Napa	3	10	52,775	5,765,446	7,351,394	4	11	76,803	10,566,996	14,655,908
29	Nevada	3	8	65,907	15,633,032	22,618,899	2	8	67,247	15,016,588	22,443,953
30	Orange	10	152	891,880	73,785,994	107,166,475	10	152	891,880	73,785,994	107,166,475
31	Placer	6	13	68,972	8,408,180	12,543,356	4	14	106,001	21,443,774	32,518,650
32	Plumas	2	3	22,079	5,835,272	7,294,090	2	3	21,806	4,515,399	6,850,900
33	Riverside	14	84	500,967	26,119,512	32,649,390	10	84	522,791	29,981,127	45,895,983
34	Sacramento	8	79	474,082	15,667,387	19,584,234	8	79	474,082	15,667,387	19,584,234
35	San Benito	2	4	30,270	6,612,523	8,667,961	2	4	31,077	6,773,681	10,277,233
36	San Bernardino	19	83	538,588	71,748,451	98,218,797	17	83	560,817	79,973,393	120,187,793
37	San Diego	10	168	1,101,803	135,070,451	220,511,731	8	168	1,147,523	153,449,864	252,603,937
38	San Francisco	4	76	340,786	117,073,499	154,883,019	2	76	433,235	67,918,755	114,605,914
39	San Joaquin	6	31	185,628	28,403,163	38,854,862	5	31	195,420	32,918,430	47,789,330
40	San Luis Obispo	4	19	90,874	41,114,050	55,840,342	4	19	147,727	31,457,394	47,728,108
41	San Mateo	8	37	223,463	43,344,764	58,751,841	8	37	190,456	36,805,461	49,117,947
42	Santa Barbara	9	30	159,111	28,257,129	36,835,604	9	30	239,532	45,548,739	63,683,719
43	Santa Clara	11	96	571,689	89,792,177	130,674,491	10	96	602,066	92,118,898	145,325,565
44	Santa Cruz	5	17	107,645	21,844,525	30,271,056	5	17	122,988	21,777,844	31,871,060
45	Shasta	8	14	63,438	11,637,904	15,448,213	2	14	128,683	27,493,401	41,713,818
46	Sierra	1	1	5,955	1,675,489	2,168,544	1	1	12,743	2,766,415	4,197,288
47	Siskiyou	5	9	57,101	11,856,189	17,988,568	3	8	68,348	14,836,376	22,510,197
48	Solano	3	23	171,226	22,696,224	30,746,520	3	23	171,226	22,696,224	30,746,520
49	Sonoma	5	29	190,183	26,815,580	37,276,226	5	29	204,387	31,709,497	41,205,873
50	Stanislaus	6	24	101,638	26,430,919	34,883,808	3	24	171,182	37,685,181	60,851,657
51	Sutter	3	6	25,897	5,067,174	6,821,119	1	6	48,541	9,069,570	13,760,625
52	Tehama	4	6	37,689	6,825,619	9,345,205	3	7	59,962	12,297,237	18,642,599
53	Trinity	3	4	11,877	4,322,758	5,491,473	3	4	20,005	4,276,859	6,488,980
54	Tulare	6	25	120,896	16,410,059	20,738,961	5	25	218,034	35,150,516	57,021,804
55	Tuolumne	2	6	20,462	2,930,952	3,936,051	1	6	64,453	11,861,699	17,996,928
56	Ventura	5	41	271,492	14,604,878	23,508,855	5	41	271,492	14,604,878	23,508,855
57	Yolo	3	11	65,644	9,813,612	13,778,552	1	11	90,123	20,049,272	30,419,360
58	Yuba	1	5	31,007	6,442,532	8,053,165	1	5	41,586	9,280,626	14,080,845
STATEWIDE TOTALS		365	2,153	12,625,888	1,980,783,625	2,808,200,674	302	2,158	14,074,221	2,236,922,122	3,383,358,621
Percentage of Maximum Reuse Total											
Percentage of Reduced Reuse Total											

Report continues on following page.

5.5 Estimated Capital Costs for Future Needs

Table 5.5 (next page) extends Table 4.3 for future needs. The cost data are presented on the basis of building construction cost. The building construction costs are extended by a factor allowing for fees; testing; permits; and fixtures, furnishings, and equipment (FF&E). A separate factor allows for site development, parking, and land acquisition costs.

The capital budget need for the projected 20-year growth—including the cost of parking, site development, and land acquisition costs for all new facilities—is \$2,075 million.

5.6 Total Capital Costs: Current plus Future Needs

As indicated in the following table, the aggregate cost of planning options to satisfy current and future needs for all counties, including the cost of parking, site development, and land acquisition costs, ranges from \$4,883 million for the maximum reuse options to \$5,458 million for the reduced reuse options.

Table 5.6
Total Current plus Future Needs

	Maximum Reuse (\$ Millions)		Reduced Reuse (\$ Millions)	
Current Need	\$	2,808	\$	3,383
Future Need	\$	2,075	\$	2,075
Total Current plus Future	\$	4,883	\$	5,458

As noted above in Subsection 5.2, the Task Force budgeted 50 percent of the normal parking demand for new projects located in the urban cores of the most densely urbanized counties, and the values in the preceding table were computed on that basis. The estimated costs of providing zero or 100 percent of the urban parking demand were also computed, and are illustrated in Appendix E: Effect of Parking on Option Costs.

Table 5.5
Estimated Capital Costs
for Future Needs

		Facilities Required Projected Need 2020						
County ID	County Name	Number of Facilities	Number of Courtrooms	Usable Area (CGSF)	Total Construction Cost	Project Cost Mark-up	Land, Parking, Site Devel Costs	Total Project Cost
01	Alameda	2	14	168,345	25,220,061	6,305,015	11,031,183	42,556,259
02	Alpine	0	0	Included in Current	Included in Current	0	0	Included in Current
03	Amador	1	2	17,128	4,159,913	1,039,978	1,111,654	6,311,546
04	Butte	2	6	57,651	12,693,193	3,173,298	3,392,004	19,258,496
05	Calaveras	1	2	17,838	3,965,676	991,419	1,059,748	6,016,843
06	Colusa	1	1	5,229	1,022,810	255,703	273,326	1,551,838
07	Contra Costa	4	17	158,516	34,682,849	8,670,712	12,909,585	56,263,147
08	Del Norte	1	1	10,105	2,236,338	559,085	597,617	3,393,040
09	El Dorado	1	5	44,276	9,815,996	2,453,999	2,623,130	14,893,126
10	Fresno	3	20	179,303	34,734,085	8,683,521	12,928,656	56,346,262
11	Glenn	1	2	20,172	4,427,284	1,106,821	1,183,104	6,717,208
12	Humboldt	1	2	11,874	2,673,566	668,392	714,458	4,056,415
13	Imperial	2	3	24,391	3,335,275	833,819	891,286	5,060,380
14	Inyo	0	1	Included in Current	Included in Current	0	0	Included in Current
15	Kern	6	20	197,104	40,666,923	10,166,731	15,136,966	65,970,619
16	Kings	1	2	17,157	3,232,261	808,065	863,758	4,904,084
17	Lake	1	2	18,764	4,182,570	1,045,643	1,117,709	6,345,921
18	Lassen	1	1	8,241	1,863,093	465,773	497,875	2,826,741
19	Los Angeles	17	223	1,804,918	401,633,791	100,408,448	175,673,478	677,715,717
20	Madera	1	5	56,512	8,815,133	2,203,783	2,355,670	13,374,587
21	Marin	1	1	Included in Current	Included in Current	0	0	Included in Current
22	Mariposa	0	0	Included in Current	Included in Current	0	0	Included in Current
23	Mendocino	0	2	Included in Current	Included in Current	0	0	Included in Current
24	Merced	2	7	61,315	13,564,647	3,391,162	3,624,883	20,580,692
25	Modoc	0	0	Included in Current	Included in Current	0	0	Included in Current
26	Mono	0	0	Included in Current	Included in Current	0	0	Included in Current
27	Monterey	1	5	38,296	8,627,538	2,156,885	3,211,326	13,995,748
28	Napa	0	1	Included in Current	Included in Current	0	0	Included in Current
29	Nevada	1	2	16,639	3,732,834	933,209	997,526	5,663,568
30	Orange	3	50	448,106	98,488,548	24,622,137	43,078,611	166,189,296
31	Placer	1	4	31,004	6,919,743	1,729,936	1,849,164	10,498,842
32	Plumas	1	1	6,741	1,417,124	354,281	378,698	2,150,103
33	Riverside	8	44	370,847	82,940,000	20,735,000	30,871,771	134,546,771
34	Sacramento	8	28	297,935	59,766,467	14,941,617	26,141,683	100,849,766
35	San Benito	1	1	10,126	2,257,894	564,473	603,377	3,425,744
36	San Bernardino	4	44	360,653	81,010,937	20,252,734	30,153,739	131,417,410
37	San Diego	7	65	622,877	144,570,070	36,142,518	63,234,538	243,947,125
38	San Francisco	1	6	Included in Current	Included in Current	0	0	Included in Current
39	San Joaquin	2	14	120,025	25,816,314	6,454,079	9,609,300	41,879,692
40	San Luis Obispo	3	4	Included in Current	Included in Current	0	0	Included in Current
41	San Mateo	1	8	66,313	14,727,419	3,681,855	5,481,812	23,891,086
42	Santa Barbara	1	4	Included in Current	Included in Current	0	0	Included in Current
43	Santa Clara	1	10	79,173	17,626,998	4,406,749	7,709,999	29,743,746
44	Santa Cruz	1	3	Included in Current	Included in Current	0	0	Included in Current
45	Shasta	1	5	48,854	10,574,385	2,643,596	2,825,795	16,043,776
46	Sierra	0	0	Included in Current	Included in Current	0	0	Included in Current
47	Siskiyou	0	1	Included in Current	Included in Current	0	0	Included in Current
48	Solano	2	11	91,618	20,446,983	5,111,746	7,610,738	33,169,466
49	Sonoma	0	7	Included in Current	Included in Current	0	0	Included in Current
50	Stanislaus	3	9	79,207	16,634,844	4,158,711	6,191,791	26,985,346
51	Sutter	1	5	40,451	9,069,570	2,267,393	2,423,663	13,760,625
52	Tehama	0	1	Included in Current	Included in Current	0	0	Included in Current
53	Trinity	0	0	Included in Current	Included in Current	0	0	Included in Current
54	Tulare	2	8	69,167	12,705,028	3,176,257	4,729,042	20,610,327
55	Tuolumne	0	1	Included in Current	Included in Current	0	0	Included in Current
56	Ventura	1	7	53,036	11,189,000	2,797,250	4,164,748	18,150,998
57	Yolo	1	4	42,592	8,112,624	2,028,156	2,167,938	12,308,718
58	Yuba	1	4	34,958	7,813,093	1,953,273	2,087,894	11,854,261
STATEWIDE TOTALS		107	696	5,807,455	\$ 1,257,372,876	\$ 314,343,219	\$ 503,509,240	\$ 2,075,225,336

Trial Court Facilities

Report continues on following page.

Appendix A

Example Section 1: Introduction, from a Typical County Report



County: **XX (Name of County)**

Section 1: Introduction

1.1 REPORT ORGANIZATION

General

This report is the product of the most complex phase of this project, *Phase 4 Survey, Inventory, and Evaluation*. The individual county court facility evaluations are the foundation for the overall study. The goal of this phase is to evaluate existing facilities in each county to determine the condition and functionality of the current inventory of court facilities, identify possible improvements to existing facilities, and document the need for additional facilities now and in the future. The results of the 58 individual county court facility plans will be used to develop an overall statewide report on trial court facilities, documenting current space utilization, an assessment of existing conditions, current court facility needs, and projected future needs. A similar process will be used for the courts of appeal.

Outline of the Report

This report is divided into three major sections.

Section 1, Introduction – Provides information on the project background and methodology.

Section 2, Countywide Summary – Discusses each county’s court facility needs and possible facility development options. Section 2 includes the following subsections:

- **2.1 General Overview** – Provides a general description of the court system, number of judicial positions by assignment, and a summary of current facility resources.
- **2.2 Current Space Utilization** – Documents current space utilization in all court buildings, including both courtroom and support space.
- **2.3 Facilities Evaluation** – Summarizes the overall physical and functional condition of each building, all courtrooms, and support space, based on the consultant team’s evaluation. Based on current use, compares space and facilities rated as “marginal” or “adequate” to current needs to determine space shortfalls. Analyzes alternatives for existing space (to optimize its use) and then determines space shortfalls. Section 2.3 ends with a Summary of Findings, including the cost of upgrading existing buildings, and use/retention options for each building.
- **2.4 Projected Growth** – Summarizes the specific county court growth forecast and related space needs, based on the detailed work completed during Phase 3. This section

ends with an “order of magnitude” cost estimate (aggregated at the component level) for upgrading existing facilities. The cost estimate is based on current use, and includes requirements for improvements to existing buildings, meeting current shortfalls, and providing for projected future space needs.

- **2.5 Development Scenarios** – Based on the physical, functional, and spatial evaluation, outlines options for improving existing facilities and providing future facilities to meet current and future court needs. This analysis considers issues such as consolidation, operational efficiencies, future geographic growth patterns, and service delivery changes, and presents a range of short- and long-term capital funding needs. Comments from the county and court regarding the scenarios have been considered in the finalization of the scenarios for the capital investment plan.

Section 3, Building Database – provides the following information for each court site and building in the county. Subsections include

- **Site Information** – Describes each court facility site and related planning concerns.
- **General Building Summary** – Describes each building, documents the total gross area and primary building tenants, and identifies key planning issues.
- **Current Space Utilization** – Summarizes current space utilization by occupant and use.
- **Building Evaluation** – Summarizes the consultant team’s evaluation of each court facility, including the building “core and shell,” each spatial component, and all major building systems. Buildings are categorized as “adequate,” “marginal,” or “deficient” for current use. Current space shortages are identified based on current use and an analysis of optimum use.
- **Diagrammatic Floor Plans** – Includes floor plans that are color-coded to show current use, and cross-referenced to the Component List that follows Section 1.4 (also identified in Section 3, building report, Table D).

County: 00 County Name

Section 1: Introduction
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1.2 DESCRIPTION OF THE PROJECT

Purpose and Objectives of the Study

Courthouses are, historically, some of the most important pieces of architecture in our cities, towns, and villages. They have served as focal points of civic activity and as symbols of community pride. In recent decades, some of the luster has faded from these traditional edifices to equality and justice. The need to do “more with less” resulted in fewer courthouses being built, lower quality, less maintenance, and increased use of leased or renovated space to provide for our courts’ growing needs.

These changes occurred simultaneously with major caseload growth, increasing population diversity, and recognition at the highest levels that all citizens have a right to equal access to justice.

Recognizing the historical and social importance of the courthouse, the federal government has, in recent years, engaged in a program designed to build courthouses that are, once again, an architecturally significant part of our urban landscape. Correspondingly, many local communities are now building courthouses that serve the public’s need and reflect the dignity of the court and the pride of the community. A number of states have developed standards for court facilities, standards that recognize the need for public spaces and reflect the importance of the judicial process in our society. In 1991, California joined in this process when the Judicial Council adopted the *California Trial Court Facilities Standards*.

The Lockyer-Isenberg Trial Court Funding Act of 1997 (Assembly Bill 233 – Escutia and Pringle) was passed by the California Legislature on September 13, 1997, and signed into law by Governor Wilson on October 10, 1997. The Act transferred responsibility for funding trial court operations from the counties to the state. Although the counties retained responsibility for court facilities, the Act established the Task Force on Court Facilities to identify trial and appellate court facility needs; identify options and recommendations for funding court facility maintenance, improvements, and expansion; and recommend the responsibilities that should accrue to each entity of government. The Task Force consists of 18 members appointed by the governor, the chief justice, and the legislature.

The Task Force is responsible for documenting the following:

- The state of existing court facilities
- The need for new or modified court facilities
- The currently available funding options for constructing or renovating court facilities
- The impact that creating additional judgeships has on court facilities, and other justice system facility needs
- The effects that trial court coordination and consolidation have upon court and justice system facility needs.
- Administrative and operational changes that can reduce or mitigate the need for added court or justice system facilities.
- Recommendations for specific funding responsibilities among the entities of government, including full state responsibility, full county responsibility, or shared responsibility.
- A proposed transition plan (if responsibility is to be changed).
- Recommendations regarding funding sources for court facilities, and funding mechanisms to support court facilities.

In accordance with the Act, on October 1, 1998, the Task Force submitted its plan for the review of court facilities to the Judicial Council, the Legislature, and the Governor. Its first interim report—a preliminary determination of acceptable standards for construction, renovation, and remodeling of court facilities—was submitted on October 1, 1999. The Task Force is required to complete its survey of court facilities and, in its second interim report, submit its findings by January 1, 2001. The interim reports must be circulated for comment to the counties, the judiciary, the legislature, and the governor. The Task Force’s final report to the Judicial Council, the Legislature, and the Governor is due on or before July 1, 2001.

1.3 PROJECT METHODOLOGY

Background

Under the Lockyer-Isenberg Trial Court Funding Act of 1997, the Judicial Council is required to provide the Task Force with staff support. Because of the size and complexity of the project, the Council’s Administrative Office of the Courts (AOC) retained the consultant team of DMJM/Spillis Candela, in association with Justice Planning Associates and Vitetta Group. The consultant team provides the Task Force with professional facility evaluation and planning services. The consultant team, along with assigned AOC staff, is responsible for implementing the Task Force’s work plan and providing information for policy-level decision making.

Task Force Organization and Decision Making

As constituted by the legislature, the 18-member task force reflects many different points of view:

- Six members representing suburban, rural, and urban courts were appointed by the Chief Justice, including a justice of the courts of appeal, three judges, and two court administrators.
- Six members representing urban, suburban, and rural counties were appointed by the governor from a list of individuals submitted by the California State Association of Counties (CSAC).—. Four of these appointees are county supervisors, one is a county administrative officer, and one is a sheriff with court security responsibilities.
- The Senate Rules Committee appointed two members, with one member representing the State Bar Association.
- The Speaker of the Assembly appointed two members, with one member representing the State Bar Association.
- The State Director of General Services and the Director of Finance were also appointed by the legislation.

The Task Force adopted a committee structure to facilitate its work. The committees are as follows:

- Standards and Evaluation – Responsible for the review of existing standards for court facility construction and the development of new planning and design guidelines for the study
- Needs and Projections – Responsible for forecasting future court facility needs and identifying measures that may mitigate the need for space
- Finance and Implementation – Responsible for documenting funding mechanisms and developing ownership recommendations
- Planning Committees, North and South – Responsible for reviewing the planning options prepared by the consultant for each county, and providing their comments and guidance. (At the conclusion of Phases 2 and 3, the Task Force reorganized its committee structure to phase out the committees on (a) Standards and Evaluation, and (b) Needs and Projections. At that time, the two new planning committees were created to address the work of Phase 4.)

Detailed Work Plan

The first effort of the Task Force was to develop an overall organizational structure and plan for doing the work outlined in the Lockyer-Isenberg Trial Court Funding Act of 1997, as amended by AB 1935. The work plan approved by the Task Force can be summarized as follows:

Phase 1, Work Plan – During this phase of the planning effort the Task Force developed its organization, identified tasks and critical milestones, identified required resources, and adopted a detailed work schedule. The consultant team surveyed all 58 counties to determine the number of court facilities, as well as their age, size, and use. This survey identified approximately 14.8 million square feet of court space, with 10 counties reporting over 80 percent of that space. Los Angeles County alone accounted for approximately 37 percent of the reported space. In addition, the consultant conducted a preliminary survey of four courthouses to test initial data collection procedures and determine the amount of effort required to complete the study. In the plan, work was divided into five major phases, including the development of the work plan.

Phase 2, Facility Guidelines – This phase focused on developing court facility guidelines for the Task Force’s use in evaluating existing facilities, and for defining the scope of any new or renovated facilities the Task Force may propose. In addition to reviewing the Judicial Council’s 1991 “California Trial Court Facilities Standards,” the Task Force reviewed

County: 00 County Name

standards adopted by other states and by the federal government. To better understand the impact facilities have on court operations, and to identify planning and design issues, the Task Force (with the aid of the consultants) visited numerous courthouses in California and other states. The Task Force visited courthouses again, before the proposed guidelines were adopted, to ensure the guidelines were reasonable, cost-effective, and useful for the evaluation of existing facilities. The Task Force issued its “*Preliminary Determination – Trial Court Facilities Guidelines*” for review on October 1, 1999. Two other reports, “*Preliminary Determination – Appellate Court Guidelines*” and “*Preliminary Determination – Facility Guidelines for Technology in the Courthouse*,” were issued after the trial court guidelines were released.

Phase 3, Forecasts/Projections of Future Need– Concurrent with the review and development of facilities guidelines undertaken in Phase 2, the consultant team forecasted the future need for additional court facilities. To accomplish this the team projected the probable number of judges and support staff, using 18 years of historical data and numerous statistical forecasting tools. This effort was necessary to determine the “impact which creating additional judgeships has upon court facility and other justice system facility needs,” as required by the Act, and to provide a model for capital planning for future needs. To ensure that the forecasting models were logical, consistent, and statistically valid, the Needs and Projection committee established a Statistical Oversight Working Group to review the process and results. The working group included representatives from the State Department of Finance, Legislative Analyst’s Office, California State Association of Counties, and the Administrative Office of the Courts. Note that the forecasts developed for this study are intended for long-range planning only. The Task Force’s projections of new judicial officer positions are in no way intended to supersede, overrule, or otherwise influence the analysis of judicial officer needs performed by the Judicial Council or its advisory committees. Statewide forecasts were approved by the Task Force in January 1999 and specific county forecasts were approved in September 1999.

Phase 4, Survey, Inventory and Evaluation – Phase 4 focused on a quantitative and qualitative evaluation of all existing court facilities. This process is the foundation for the development of a 10-year (and beyond) capital investment plan. The guidelines developed in Phase 2 were used as a baseline for evaluating the size, function, and physical condition of existing court facilities. The methodology employed evaluates each building and its components and combines the results of the physical, functional, and spatial analyses into an overall assessment of existing conditions, in accordance with the principles outlined in the guidelines. Additionally, spaces rated less than “adequate” are reevaluated to determine if a

change in use could enhance court operations and mitigate the need for new or renovated facilities. Every facility, including the building and its principal components, was rated as either “deficient,” “marginal,” or “adequate” through the evaluation process. The guidelines were used to determine current space needs, while the forecasts developed in Phase 3 were used to determine future court space needs. The current and future space needs were then compared to the amount of space categorized as “marginal” and “adequate” to determine the need for additional space (“shortfalls”).

Major tasks included the following:

- Inventorying all space currently assigned to the courts
- Interviewing county administrative and court staff in each county
- Assessing the adequacy of court buildings and space based on physical condition, function, and size
- Identifying space shortfalls relative to current needs
- Projecting additional space required to meet forecasted future growth
- Estimating the level of capital investment required to meet current and future court facility needs.

The survey, inventory, and evaluation process employed in Phase 4 of the study is described in detail in subsection 1.5 below. In developing the procedures for evaluating existing facilities, the consultant team was careful to ensure that an adequately functioning space was not categorized as “deficient” simply because it did not meet size criteria contained in the Task Force’s court facility guidelines. The space guidelines, which were developed for applicability to new court construction, were used as a baseline for evaluating existing courts by applying an “80 percent rule,” whereby any space with 80 percent or more of the guideline area was considered adequate. In general, functional adequacy supersedes spatial adequacy in the component evaluation, so that a functionally adequate and spatially marginal component would be considered to be “adequate.” The established rating and scoring thresholds related to physical condition were also conservatively low, so that a building would not be rejected as a potentially viable resource simply based on the need for capital improvement.

The consultant team also looked at options for improving the use of existing space by modeling “deficient” and “marginal” courtrooms against the court facilities guidelines to determine their “optimum use.” This analysis was done to explore possible solutions to

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existing facility problems, not to dictate the use of a specific space or facility. For example, a courtroom that is deficient as a jury courtroom could potentially be recycled as a non-jury courtroom. Nonjury courtrooms could be recycled as hearing rooms, and so on, so that all existing space is used optimally. Changing the use of an existing space to one that is more compatible with its physical and functional attributes may reduce the need for investment in new court facilities.

After evaluating existing conditions, the need for additional space to support current operations was determined by comparing space required to current space available. Based on the court facility guidelines, a model program was developed for each facility based on current judicial positions and staffing. This program was first compared to the amount of “adequate” space and then to “adequate plus marginal” space, and the difference computed as the “shortfall.” In addition, the amount of space required to meet future forecasted growth was developed using the model program based on the full application of the court facility guidelines. A series of theoretical or idealized capital facility investment scenarios was computed, with costs, based on the calculated cost to upgrade existing building systems, fully meet shortfalls against the model program, and provide space for future growth.

In order to refine the costs to reflect a more realistic range of capital development costs, the consultants generated specific options for the reuse, expansion, or replacement of court facilities. A series of strategic “concepts” were developed, typically ranging from “maximum reuse” to “significant improvement.” Within the context of each concept, each existing facility was evaluated as to how it could be best utilized to support the concept at the lowest capital cost, and the cost of each option was estimated. Broad-based planning issues such as consolidation, operational efficiencies, geographic growth patterns, and service delivery changes were considered in developing the options. The inventory and evaluation of the existing court facilities and the planning options with costs were reviewed with the Task Force planning committee for their comments, prior to issuing the report. The report was distributed to court and county representatives for review and comment. The purpose of this review was threefold:

- To verify facility information that was included in the database
- To provide the court and county with the results of the evaluation of existing court facilities and seek their review and comments
- To seek the court’s and county’s perspective and concerns with regard to the suggested planning options

After considering the courts’ and counties’ comments and concerns, the consultant team made appropriate adjustments, and sent the revised options to the task force for approval. This series of capital investment options is intended as a starting point for modeling future facility costs, and should not be construed as specific recommendations for planning and development. The capital costs developed through the foregoing process represent order-of-magnitude estimates of funding requirements for the range of options. They are subject to refinement based on the development of detailed architectural programs and plans for specific projects. Although beyond the scope of the Task Force’s charge, future development of a comprehensive and action-specific court facility master plan for each county is recommended prior to undertaking facility improvement programs. Such planning should reflect extensive interaction with county and court officials.

Phase 5, Implementation Plan – This phase will address three fundamental and interrelated questions. First, what governmental entity should own, acquire, operate, and maintain trial court facilities in the state of California? Second, what are the organizational and/or regulatory structures and financial resources necessary to support the proposed ownership to ensure that there are adequate and sufficient court facilities? Third, how should any recommended changes be implemented? Phase 5 work is being done concurrently with Phases 2 through 4. Key study elements include the following:

- Reviewing the current county and state ownership and management structures and procedures for court facility development and maintenance
- Reviewing approaches to ownership, regulation, and funding of court facilities in other states, and capital asset management approaches employed by other agencies within the state of California
- Identifying key goals and objectives for court facility ownership and management models
- Identifying key issues that affect court facility development and maintenance that must be addressed by the task force’s ownership, maintenance, and financing recommendations

The Task Force will utilize this information to develop its recommendations and transition plan.

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1.4 COMPONENT IDENTIFICATION AND LISTING

General

A summary of the component identifiers used in the study appears on the following pages. This coding system was used to identify all space surveyed in court-occupied buildings.

A coding system was adopted to allow the discrete identification of each space surveyed in a facility. The component ID is a six-digit number. The first two digits refer to a grouping of like facilities, such as “Trial Court” set spaces or Court Administration/Case Management spaces. The second two digits refer to a type of space, such as a courtroom. The last two digits are a “counter” that specifically identifies a room on a given floor. The floor and building are identified separately by a designation preceding the component code.

For example, “03.01.06” would be the *sixth* (03.01.**06**) courtroom on a given floor (03.**01**.06), and is considered to be part of Trial Court-Set Space (**03**.01.06).

Detailed information was collected and evaluated only for space that serves court functions, as defined by the Task Force. These spaces have component IDs of 03.xx.xx through 11.xx.xx.

For court-related agencies (60.xx.xx) and other non–court-related government agencies (70.xx.xx), detailed information was not collected and evaluated; the consultant team only collected information on current space utilization in buildings that were shared with the courts. The condition and functionality of the spaces were not addressed. If a portion of an agency was located in a courthouse, but the balance of its space was in a separate building (*e.g.*, district attorney, public defender, probation), space utilization data was only collected for that portion of these agencies’ space that was located in the court’s building.

Evaluating the condition of space and determining current and projected needs for these court-related and other agencies are beyond the scope of this study.

COMPONENT ID LISTING

Component ID	Detailed Info?	Area Only?	Component Name	Category
00.00			CIRCULATION	
00.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Circulation	4: Bldg. Support
00.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Private Circulation	1: Courts
00.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Secure Circulation	1: Courts
03.00			TRIAL COURTSET	
03.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Courtroom	1: Courts
03.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Courtroom Storage	1: Courts
03.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Courtroom Holding	1: Courts
03.04	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jury Suite	1: Courts
03.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Attorney/Client/Witness Rooms	1: Courts
03.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Robing Room	1: Courts
03.07	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Non-Judicial Hearing Room	1: Courts
03.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shared Courtroom Holding	1: Courts
03.09	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Courtroom Waiting	1: Courts
04.00			TRIAL COURT JUDICIARY	
04.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Judicial Chambers	1: Courts
04.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conference Room	1: Courts
04.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Judge's Law Library	1: Courts
04.04	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Judicial Secretary	1: Courts
04.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bailiff Workroom	1: Courts
04.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Judicial Support	1: Courts
04.07	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Commissioner/Arbitrator Chamber	1: Courts
04.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Research Attorneys	1: Courts
04.09	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Court Reporters	1: Courts
05.00			JURY ASSEMBLY AREA	
05.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jury Assembly Staff	1: Courts
05.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jury Assembly Room	1: Courts
06.00			COURT ADMINISTRATION/CASE MANAGEMENT	
06.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Executive Office/Administrative Support	1: Courts
06.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Support Areas	1: Courts
06.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Computer Room	1: Courts
06.04	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Training Conference Facilities	1: Courts
06.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Media/Press Facilities	1: Courts
06.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Clerk Office/Work Areas	1: Courts
06.07	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Service Counter Area	1: Courts

06.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Active Records	1: Courts
06.09	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Archival Records	1: Courts
07.00			TRIAL COURT SUPPORT FUNCTIONS	
07.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Judicial Conference Center	1: Courts
07.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mail/Copy Facilities	1: Courts
07.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage	1: Courts
07.04	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Law Enforcement Waiting	1: Courts
07.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Children's Waiting	1: Courts
07.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Attorney Work Area/Waiting	1: Courts
07.07	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pro Per Customer Service Center	1: Courts
08.00			FAMILY COURT SERVICES/ADR	
08.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Office/Work Areas	1: Courts
08.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Support Areas	1: Courts
08.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mediation/Hearing Rooms	1: Courts
08.04	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Child Waiting	1: Courts
09.00			COURT SECURITY OPERATIONS -	
09.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Office/Work Areas	1: Courts
09.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Command Center	1: Courts
09.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Security Screening	1: Courts
10.00			IN-CUSTODY HOLDING	
10.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vehicular Sallyport	1: Courts
10.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Holding	1: Courts
10.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Support Areas	1: Courts
10.04	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Attorney/Client Visiting	1: Courts
11.00			BUILDING SUPPORT SERVICES	
11.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lobby	4: Bldg. Support
11.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Private Toilets	4: Bldg. Support
11.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Toilets	4: Bldg. Support
11.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Information Desk	4: Bldg. Support
11.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vending/Food Service Area	4: Bldg. Support
11.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	First Aid	4: Bldg. Support
11.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building Maintenance	4: Bldg. Support
11.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building Storage	4: Bldg. Support
11.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Service Entry/Loading Dock	4: Bldg. Support
11.10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shared Conference/Training Center	4: Bldg. Support
11.11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shared Computer Rooms	4: Bldg. Support
11.12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff/Public Day Care Facilities	4: Bldg. Support
11.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mechanical Space	4: Bldg. Support
11.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking	4: Bldg. Support

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11.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vacant/Unassigned	4: Bldg. Support	70.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County MIS Office	3: Other Use
11.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shell Space	4: Bldg. Support	70.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	to be assigned as required through 70.49	3: Other Use
60.00			COURT-RELATED AGENCIES						
60.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Health and Human Services	2: Court-Related	70.50	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Board of Elections	3: Other Use
60.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Counsel	2: Court-Related	70.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Police Department	3: Other Use
60.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Defender	2: Court-Related	70.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Service	3: Other Use
60.04	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grand Jury Suite	2: Court-Related	70.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building Department	3: Other Use
60.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Victim Witness Services	2: Court-Related	70.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Health Department	3: Other Use
60.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	District Attorney Office	2: Court-Related	70.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other County Office	3: Other Use
60.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Trial Services	2: Court-Related	A3.00			APPELLATE COURTSET	
60.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Probation Office	2: Court-Related	A3.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Appellate Courtroom	1: Courts
60.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Law Library	2: Court-Related	A3.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Appellate Courtroom Support	1: Courts
60.10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sheriff's Office	2: Court-Related	A3.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Attorney/Client/Witness Room	1: Courts
60.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Marshall	2: Court-Related	A3.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Robing Room	1: Courts
60.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Jail	2: Court-Related	A3.07	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mediation/Arbitration Room	1: Courts
60.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Department of Social Services	2: Court-Related	A3.09	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Courtroom Waiting	1: Courts
60.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Juvenile Defense Fund	2: Court-Related	A4.00			APPELLATE COURT CHAMBERS	
60.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Clerk	2: Court-Related	A4.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Judicial Chambers	1: Courts
60.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Recorder	2: Court-Related	A4.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conference Room	1: Courts
60.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Juvenile Justice Agency	2: Court-Related	A4.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Judge's Law Library	1: Courts
70.00			COUNTY GOVERNMENT NON-COURT AGENCIES		A4.04	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Judicial Secretary	1: Courts
70.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Administrator/Executive's Office	3: Other Use	A4.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Balliff Workroom	1: Courts
70.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Board of Supervisors	3: Other Use	A4.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Judicial Support	1: Courts
70.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Records	3: Other Use	A4.07	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mediator's Office	1: Courts
70.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drug Rehabilitation	3: Other Use	A4.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Research Attorneys	1: Courts
70.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	911 Dispatch	3: Other Use	A6.00			APPELLATE COURT ADMINISTRATION	
70.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Coroner	3: Other Use	A6.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Executive Office/Administrative Support	1: Courts
70.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Human Resources	3: Other Use	A6.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Support Areas	1: Courts
70.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Board of Education	3: Other Use	A6.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Computer Room	1: Courts
70.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Veterans	3: Other Use	A6.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Media/Press Facilities	1: Courts
70.10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Coounty Auditor/Tax Collector	3: Other Use	A6.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Staff Office/Work Areas	1: Courts
70.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Treasurer	3: Other Use	A6.07	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Service Counter Areas	1: Courts
70.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CASA	3: Other Use	A6.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Active Records	1: Courts
70.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Room	3: Other Use	A6.09	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Archical Records	1: Courts
70.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Purchasing Department	3: Other Use	A7.00			APPELLATE COURT SUPPORT FUNCTIONS	
70.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Emergency Services Office	3: Other Use	A7.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Judicial Conference Center	1: Courts
70.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Counsel's Office	3: Other Use	A7.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mail/Copy Facilities	1: Courts
70.40	<input type="checkbox"/>	<input checked="" type="checkbox"/>	U.S. District Court	3: Other Use	A7.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage	1: Courts
70.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Assessor	3: Other Use	A7.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Attorney Work Area/Waiting	1: Courts

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M6.00		MUNICIPAL COURT ADMINISTRATION		
M6.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Office/Work Areas	1: Courts
M6.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Support Areas	1: Courts
M6.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Computer Room	1: Courts
M6.04	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Training Conference Facilities	1: Courts
M6.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Media/Press Facilities	1: Courts
S3.00		SUPREME COURTSET		
S3.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Appellate Courtroom	1: Courts
S3.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Appellate Courtroom Support	1: Courts
S3.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Attorney/Client/Witness Room	1: Courts
S3.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Robing Room	1: Courts
S3.07	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mediation/Arbitration Room	1: Courts
S3.09	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Courtroom Waiting	1: Courts
S4.00		SUPREME COURT CHAMBERS		
S4.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Judicial Chambers	1: Courts
S4.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conference Room	1: Courts
S4.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Judge's Law Library	1: Courts
S4.04	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Judicial Secretary	1: Courts
S4.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bailiff Workroom	1: Courts
S4.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Judicial Support	1: Courts
S4.07	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mediator's Office	1: Courts
S4.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Research Attorneys	1: Courts
S6.00		SUPREME COURT ADMINISTRATION		
S6.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Executive Office/Administrative Support	1: Courts
S6.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Support Areas	1: Courts
S6.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Computer Room	1: Courts
S6.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Media/Press Facilities	1: Courts
S6.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Staff Office/Work Areas	1: Courts
S6.07	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Service Counter Areas	1: Courts
S6.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Active Records	1: Courts
S6.09	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Archival Records	1: Courts
S7.00		SUPREME COURT SUPPORT FUNCTIONS		
S7.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Judicial Conference Center	1: Courts
S7.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mail/Copy Facilities	1: Courts
S7.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage	1: Courts
S7.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Attorney Work Area/Waiting	1: Courts

1.5 PHASE 4: SURVEY INVENTORY AND EVALUATION PROCESS

Organization/Use of the Database

One of the significant challenges of this project was the recording, organization, and retrieval of the vast amount of information that is required to evaluate 400 court facilities that comprise more than 14 million square feet of space. The field survey work alone utilized more than a dozen data collection forms and generated thousands of records on the size, function, and physical conditions for each court facility. When confronted with the information that 400 court facilities would generate, the need for a computer database management system was clear.

The consultant team developed a *Microsoft Access 97* database specifically to meet project needs. This database consists of a series of “tables” used to store information in cells that can be compiled into “reports.” Information stored in the tables ranges from a simple “true or false” check-box to digital graphic images used to document building and site conditions.

Paper field survey forms were generated for the survey teams to record building physical and functional conditions. Completed paper forms were used for data entry into a separate database for each county. In this way, team leaders maintained responsibility for the integrity of information on their assigned counties until the information was complete. The information in the individual county databases was then moved into a central project database to generate output reports and for analysis.

A preliminary database was designed for the pilot study. The database has been “fine tuned” as the Task Force and staff determined the final form and content for the Phase 4 Inventory, Evaluation, and Capital Investment Plan reports. There are two major advantages to having all of the information in a database. First, the amount of labor required to evaluate and score the spatial, functional, and physical condition of hundreds of buildings and thousands of components is reduced by automation. The database reports have been designed to “do the work” and show the results, including the summary-level information that is presented in Section 3 of this document.

The other major advantage of the database is its ability to handle queries. Simply put, it allows interested parties to ask questions of the database. For example, questions like “How many criminal courtrooms in the state were evaluated as ‘deficient’ because they were too small?” or “How many court buildings in the state have roofs in poor condition?” can be answered in a matter of minutes.

Field Survey Process and Evaluation

This subsection outlines the process performed in Phase 4 at the county level, describes the information collected in the field survey work, and documents the methodology of examining this data.

Field Survey Preparation – Prior to undertaking on-site field investigation work, the Team Leader designated for each respective county reviews the preliminary information submitted by the county, establishes contact with the appropriate parties, and compiles existing plans and studies to form the initial basis for field work. This includes the following:

- A listing of court facilities, addresses, and contacts
- A set of existing floor plans for each court facility
- Any county master plans for courts, and other facilities that may affect the planning effort

After compiling the preliminary information, the Team Leader estimates the amount of time required to survey each physical site/building, and sets up a schedule with the designated contact persons.

The field survey work consists of two basic elements:

- Interviews with key county and courts personnel
- On-site walk-through inspection of existing sites and court facilities

Interviews – An important aspect of investigating existing conditions in each county is the opportunity to get the perspective of key people on the state of the court system, both overall and at the individual court facility level. Two countywide interviews are conducted, and two at each court facility, as described in the following paragraphs.

Countywide Interviews

The consultant interviews, when possible, the presiding judge, court executive officer, and county administrative officer at the beginning of the evaluation process. These structured interviews are designed to provide the consultant with an understanding of the court’s goals, operations, and relationship to the county.

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Courts Administration Interview – The Team Leader arranges an interview that includes at least the courts administrator and the presiding judge, with any other key staff they want to include in the discussion. Topics/questions discussed include the following:

- Status/impact of consolidation of the courts
- How the courts function in the county and what role each facility plays
- Staffing/distribution of court support functions
- Location of court-related agencies in the county
- Concerns expressed by the judiciary in terms of current physical condition of facilities
- Location of existing facilities with respect to serving the population distribution in the county
- Any emerging trends affecting the court system
- Any innovations that have been attempted to improve court system efficiency
- What the courts perceive as key issues
- How major, high-profile trials are handled
- Overall court security responsibilities
- Policies for jury assembly
- Record retention/management requirements
- Policy on assisting *pro per* litigants
- Parking at court facilities
- Policy for dealing with population diversity
- Existence of any proposed capital improvement plans for court facilities
- Existence of any related physical conditions surveys (e.g., ADA compliance, seismic studies)
- Vision for the future of the court system
- Expectations for this study

A data entry form is used to record this information in the database. Its primary use is for reference in the evaluation and planning process; it is not printed out in the standard inventory/evaluation reports.

County Administration Interview – The Team Leader arranges an interview that includes at least the county administrator/county executive and the primary contact for the county, with any other key staff they want to include in the discussion. Topics/questions discussed include the following:

- Primary issues the county administration has concerning the court system
- Location of county population/growth relative to existing court facility locations
- Existence of any long-range capital construction plans and programs that may affect this study
- Status of the Courthouse Construction Fund
- Existence of county-owned sites that could be considered for county facility expansion
- Existence of any plans to expand/replace any existing county court facilities
- Existence of any plans to expand/replace the county administration building
- Existence of any plans to expand/replace any other county facility, including an adult or juvenile detention center
- Whether or not the county owns parking facilities
- In the case of shared/mixed-use buildings, the impact if the courts or other user groups are relocated
- Existence of a county-owned or -operated central or regional government center in the county
- Existence of any related physical conditions surveys (e.g., ADA compliance, seismic studies)
- If there is a county master plan, its current status, direction, and implications for the courts
- Key issues the administration feels should be the focus of this study

A data entry form is used to record this information in the database. Its primary use is for reference in the evaluation and planning process; it is not printed out in the standard inventory/evaluation reports.

Key Issues Data Entry Form – After completion of key county interviews, the Team Leader uses another database table to restate the key issues facing the county court systems, combining the perspectives provided in the court and county interviews described above. This information is printed out in the **County Summary Report**.

Court Building Issues Interview

In counties with more than one court facility, an interview is conducted at each building with the persons responsible for the court operations of that facility, and for the physical plant operations and maintenance. Discussion points include

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- Current building functions and utilization (what user groups are located in the building and where)
- Key building issues that may affect the inventory/evaluation process, with regard to both court functions and building operations.

At each building, an interview is conducted both with representatives of the courts and with the building engineer or person responsible for the operation of the physical plant. Discussion points include the following:

- Operation of the court system at this facility
- Concerns expressed by the judiciary in terms of building function and design
- Location of the facility in terms of the service population
- Emerging trends that may affect operation of this facility
- Innovations at this court facility that have improved operational efficiency
- Key issues perceived at this facility
- How major/high profile trials (if any) are handled at this facility
- How overall building security is handled
- Jury assembly (if any) at this facility
- Record management at this facility
- Assistance provided to *pro per* litigants
- Adequacy of parking at this facility
- Any proposed capital construction projects
- Existence of any additional resource information, such as physical condition studies
- Vision for the future of this building

Field Inventory and Evaluation

The other aspect of investigating existing conditions in each county is the opportunity to physically examine each site/facility in the court system to get a “hands on” perspective of its physical and functional characteristics. **Field Survey Forms** are used for this purpose, with the information entered into the database later.

The field survey forms address the three aspects of the inventory and evaluation process, to wit, the **site**, the **building** “core and shell,” and the building’s internal “**components**.” The data entry forms, and the evaluation process, are divided into “site,” “building,” and

“component” groups, as described in the following paragraphs. The evaluation of each court facility consists of these three major elements:

- 1. Site:** General site information is recorded, with limited qualitative evaluation of certain elements, such as parking, ADA access, utility systems, and constraints.
- 2. Building:** The building “core and shell” is evaluated in terms of physical condition and functional suitability to house court facilities.
- 3. Components:** The building’s components are evaluated in terms of spatial adequacy, physical condition, and functional adequacy.

Site Data – Site locations are inventoried and evaluated overall, that is, for each site location that includes one or more court facilities on it. In this way, overall aspects of the site as a whole are recorded, without being duplicated for those site locations that happen to contain more than one court facility.

At least two digital photographs were taken of each site to record its general configuration and character. These are included in the ***Site Report***.

Basic information recorded for each site/facility location includes the following:

- Site location and size
- General description of the site
- Site ownership
- Jurisdiction over use/development
- Buildings located on this site
- Description and evaluation of site vehicular access
- Availability of public transportation to the site
- Availability of a secure prisoner sally port at the site
- Parking capacity (estimated number of public, juror, staff, and secure parking spaces); whether or not parking is surface/structured; whether parking is free/pay
- Description of other parking resources in the area
- Description and evaluation of existing parking conditions
- Description and evaluation of site ADA access
- Availability and source of primary site utilities (water, sewer, gas, electric, steam, hot/chilled water)

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- Description and evaluation of site utility systems
 - Summary of site opportunities and constraints
- A data entry form is used to record this information in the database, with most of these elements printed out in the *Site Report*.

Building Data – Building data collected on the core and shell relates to the physical condition and functionality of the overall building and its systems.

Basic **physical condition information** recorded for each court facility building includes the following:

- Date of construction, age of building, and number of floors
- General description of the building
- Year and scope of major renovation projects
- General description, comments on the structure, and determination as to whether or not major seismic upgrades have been performed
- Type, condition rating, and comments on the exterior closure of the building
- Type, condition rating, and comments on the building roof
- Description and evaluation of building ADA compliance
- Description, condition rating, and evaluation comments on the building concerning
 - ADA compliance
 - Vertical transportation systems (number of elevators and number of escalators)
 - Life safety systems
 - Fire protection systems
 - Graphics and signage systems
 - General plumbing systems (core and shell)
 - Plumbing distribution systems (tenant areas)
 - General HVAC systems (core and shell)
 - HVAC distribution systems (tenant areas)
 - General electrical systems (core and shell)
 - Electrical distribution systems (tenant areas)
 - General communications/technology systems
 - Communication/technology distribution systems
- Identification of applicable cost impact factors, including comments concerning
 - Constrained site conditions
 - Historic preservation

- Presence of hazardous materials
- Difficulty of renovation
- Comments on building expandability/adaptability
- General comments on the building

At least two digital photographs were taken of each building exterior to record its general character and condition. These are included in the **Building Report**.

Basic **functional adequacy information** recorded for each court facility building includes the following:

- Primary use (courts, mixed-use, non-courts)
- General-jurisdiction courts provided (list)
- Limited-jurisdiction courts provided (list)
- Building ownership
- Building gross area by floor
- Functional rating and evaluation comments on
 - Functional zoning and organization
 - Public circulation
 - Private circulation
 - Secure circulation
 - Image
 - Building security
 - Public amenities
 - Quality of environment
- General comments on functional adequacy of the building

Component Data –Component data is collected on the interior development of each building for use in the evaluation of physical condition, spatial adequacy, and functional adequacy. During the field survey, component information recorded for each court facility relates to physical condition and functional adequacy for each component shown on the building utilization plans. The plans are also used as the basis for measurement of the area of each component. For trial court-set and trial court judiciary spaces that have a fixed space guideline, such as courtrooms, chambers, jury rooms, and the like, the spaces are compared with the guideline. For other components, such as those for court administration and case management, the areas are recorded as “blocks of space” that may include multiple spaces,

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such as the overall floor area occupied by the clerk’s office. All court spaces are evaluated for condition and function. For non-court functions, only the area of the building utilization is captured; nothing is recorded concerning physical/functional conditions.

Component physical data consists of the following:

- Level of wall finish/material, and condition rating
- Level of ceiling finish/material, and condition rating
- Level of floor finish/material, and condition rating
- Condition rating and comments on
 - Millwork/furnishings
 - ADA compliance
 - Lighting systems
 - HVAC distribution systems
 - Electrical distribution systems
 - Plumbing distribution systems
 - Communication/technology distribution systems
- Comments on adaptability/flexibility of the component area
- General comments on physical condition

Component functional data consists of the following:

- Functional rating and comments for all common elements:
 - Location
 - Adjacencies
 - Image
 - Quality of environment
 - Acoustics
 - Security provisions
 - Access/security
- Functional rating and comments for all courtrooms only:
 - Sight lines
 - Well size
 - Seating capacity
- Current utilization information (type of court)
- Current courtroom utilization information (type of courtroom, jury/nonjury, bench location)

- Secure holding location (adjacent, proximate, remote)
- Secure prisoner access (public, private, secure)
- General comments on functional adequacy

Rating System

A comprehensive rating system has been developed for the evaluation of court facilities throughout the state. The objective of the system is to make an inherently subjective process as objective and repeatable as possible. This scoring system forms the basis for the evaluation of the functional adequacy and condition of the state’s courts. It also provides a rational basis for calculating the cost of renovation of the court facilities.

Physical Condition Rating – A data entry form is used to record physical condition evaluation information in the database, with a majority of these elements utilized to calculate cost of renovation versus cost of replacement. The rating codes below are used to calculate the proportion of the unit cost for replacement that applies to each element. A cost lookup table is used to insert the unit costs according to the size of the building (small, medium, large) and the type of construction used. These are added up and compared to the total replacement cost to determine the aggregate value of the building and its components as a percentage of their replacement cost.

For evaluations of **building and component physical conditions**, a “0–5 Rating” system is used, as outlined below.

- 0 = Not applicable; system not required
- 1 = OK, “like new” condition; no renewal required
- 2 = Minor renovation/renewal required: represents 25 percent of replacement cost
- 3 = Moderate renovation/renewal required: represents 50 percent of replacement cost
- 4 = Substantial renovation/renewal required: represents 75 percent of replacement cost
- 5 = Element replacement required: element is necessary, but is not provided or is in sufficiently bad condition to warrant replacement

Functional Conditions Rating – A data entry form is used to record the evaluations of functional conditions in the database, with a majority of these elements utilized to determine the relative functional adequacy of the building as a whole. Each element is given a “score” of 10 points for adequate, 5 for marginal, or 0 for deficient condition. The functional rating is calculated by dividing the scored number of points by the total possible number of points from the applicable elements, and then converting to a percentage.

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For evaluations of **building and component functional conditions**, an **”A/M/D Rating”** system is used, as outlined below:

“ Adequate ”	Functional condition is acceptable or better
“ Marginal ”	Functional condition has notable deficiencies
“ Deficient ”	Functional condition fails in one or more major aspects
“ Not Applicable ”	Functional element is not applicable for this component/space (<i>e.g.</i> , acoustics or quality of environment for a janitor’s closet)

Scoring System and Optimum Use Analysis

The methodology employed evaluates each building and its components and combines the results of the physical, functional, and spatial analyses into an overall evaluation and assessment of existing conditions. This assessment serves as the basis for establishing options for effective reuse. Based on its current use, every space in a building is evaluated in terms of current physical condition, functional adequacy, and spatial adequacy, in accordance with the principles outlined in the guidelines. Additionally, as part of this analysis, spaces rated less than “adequate” are reevaluated to determine if a change in use could enhance its reuse and mitigate the need for new or renovated facilities.

Physical Analysis – The physical analysis evaluates current physical conditions and the probable level of investment needed to bring a facility up to “like new” condition. This analysis, in combination with other factors, is used to arrive at an overall decision regarding the retention and reuse of existing facilities. Physical condition was evaluated by determining the level of investment required to correct deficiencies, and comparing that cost to equivalent “new construction.” Physical score is stated in terms of the “value” of the building. “Value” is defined as the equivalent replacement cost less the estimated cost to correct deficiencies. This results in expressing the “value” of the building as a percentage of equivalent replacement cost. For example, if the equivalent replacement cost is \$1 million, and the cost to correct deficiencies is \$400,000, the “value” is \$600,000, which yields a 60 percent score. Physical condition ratings used a lower threshold than was used for spatial and functional ratings. This is because physical deficiencies in buildings that are otherwise adequate can be repaired, although at a cost. Any building or space that was scored 60 percent or higher was considered

“adequate,” 40 percent to 60 percent “marginal,” and below 40 percent, “deficient” for current use.

Seismic Analysis – As part of assessing existing physical conditions and the opportunity for reuse of existing structures, the consultant reviewed each building against the current code requirements for seismic resistance. Limited in scope, the analysis is only intended to provide a parameter estimate of the cost of upgrading the seismic resistance of existing buildings to current FEMA guidelines. This analysis is based on (a) the reported or observed type of construction used for the building’s structural system, and (b) the year the building was completed. The lateral resistive force levels required by the building code in effect at the time of construction were compared to the seismic resistive force levels of current FEMA guidelines. A cost-per-square-foot value was assigned based on building age and the assumed method of providing the additional seismic capacity. The assigned cost values include allowances for structural work and for all work required for access to the structure, and are based on the assumption that the buildings will be completely vacated during construction. The resulting seismic improvement costs are to be used for countywide and statewide capital planning purposes only. The results of the physical condition analysis were reported without consideration of the seismic upgrade costs, and the cost of potential seismic improvements was tabulated separately for each building. Specific seismic improvement recommendations and cost estimates can only be developed based on complete structural engineering analysis and design. While code enforcement agencies are not mandating seismic improvements to existing buildings, the consultants and the Task Force believe that it is prudent to consider the potential cost of seismic improvements when assessing the potential for retention and reuse of existing facilities. They also believe the approach is consistent with ongoing programs within other California agencies that are addressing seismic improvements to public buildings.

Functional Analysis – Functional adequacy for current use is the overriding factor in the evaluation of individual spaces. Each space or component is evaluated against a set of criteria developed from the guidelines. These criteria—which have been reviewed with the Task Force—focus primarily on how well a space or courtroom works, regardless of size. Each component or space is evaluated based on its current use: a jury courtroom as a jury courtroom, a nonjury courtroom as a nonjury courtroom, a civil courtroom as a civil

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courtroom, a criminal courtroom as a criminal courtroom, and so on. A functional score is established based on the ratings assigned to each criterion, and spaces are classified based on their current use as follows:

Score over 80 percent	Adequate for current use
Score from 60 percent to 80 percent	Marginal for current use
Score less than 60 percent	Deficient for current use

Courtroom Evaluation -- Additionally, courtrooms identified as being used for criminal in-custody matters are also evaluated in terms of holding and inmate movement requirements. Defining rules for determining the in-custody capability of courtrooms was a key evaluation factor in the study. Three levels of “in-custody capability” were defined:

- “In-Custody Capable” – As discussed in the Task Force’s “Preliminary Determination – Trial Court Facilities Guidelines,” “in-custody capable” courtrooms should have a separate and secure path to the courtroom for prisoners, and holding facilities should be immediately adjacent to the courtroom.
- “Partially In-Custody Capable” – Recognizing that many courtrooms will not fully comply with the above definition, this category reflects the availability of a separate movement path via private circulation, or the presence of otherwise suitable holding facilities near, but not directly adjacent to, the courtroom, and connected via the private circulation corridor.
- “Not In-Custody Capable” – This category indicates that public circulation is used for all or a portion of the movement of in-custody defendants, or that there is a lack of suitable holding facilities adjacent to or near the courtroom.

If currently used for criminal matters, courtrooms are evaluated and classified as follows, based on data included in the guidelines:

Secure movement and adjacent holding:	Adequate for current use
---------------------------------------	--------------------------

Movement via private circulation and proximate holding:	Marginal for current use
Movement via public circulation or remote/no holding:	Deficient for current use

In facilities currently used for criminal matters, this in-custody capability evaluation becomes an overriding factor in assessing suitability for current use, as the security and separation of in-custody defendants from the public and courthouse staff is essential to safe courthouse operations. An otherwise adequate functional rating would automatically be reduced if a courtroom were not fully in-custody capable.

Spatial Analysis – All components or spaces (including courtrooms) are compared to the guidelines to determine spatial adequacy and spatial “shortfalls.” This analysis is based on current use: jury courtrooms are compared to jury guidelines, nonjury courtrooms are compared to nonjury guidelines, and so on. Spatial adequacy and space shortfalls are evaluated in two different ways, depending on the type of space and the related guideline. Where individual spaces have a fixed recommended area (courtrooms, jury rooms, and chambers, for example), the space as measured from the drawings is compared to the recommended guideline, and expressed as a percentage. In the case of courtrooms, where a range of possible sizes is included in the guidelines, existing facilities are compared to the midpoint of the range of recommended areas. These spaces are then evaluated for current use based on the percentage of recommended guideline size, as follows:

Equal to or greater than 80 percent	Adequate
Equal to or greater than 70 percent	Marginal
Less than 70 percent	Deficient

As noted above, the functional rating will override the spatial rating in determining the overall rating for current use, as follows:

Functionally adequate, spatially adequate	Adequate
Functionally adequate, spatially marginal	Adequate

Functionally adequate, spatially deficient	Marginal	operational policies based on facility implications, but rather—as part of the planning for the future—to explore the potential for solving existing problems and mitigating the need for new or renovated facilities. Wherever possible, courtrooms were categorized to match their existing capabilities to the need.
Functionally marginal, regardless of spatial	Marginal	
Functionally deficient, regardless of spatial	Deficient	
Where spatial adequacy is based on a “rate” guideline (area per person), the space is first tested for functional adequacy for its current use and then evaluated for spatial adequacy. In cases where existing space equates to 80 percent of the recommended area, it is assumed to be adequate for its current function.		
Adequate, Marginal, and Deficient – The overall evaluation ratings are employed to guide the planner in the development of a set of reasonable options or scenarios in a number of specific ways. First, they are used to evaluate space and facilities based on their current functional use. Second, an evaluation of space as “marginal for current use” does not automatically remove it from the resource inventory, but rather calls it to the attention of the planner for further evaluation. Finally, the need for existing space is calculated based on the inventory of both “adequate” space and “adequate plus marginal” space. In most cases, the need for new facilities reflects the continued use of space evaluated as “marginal for current use.”		
Optimum Use Analysis – Finally, as part of the overall analysis, each facility is reviewed in terms of its “optimum use” relative to its physical constraints. This approach is consistent with the legislative mandate that options for mitigating the need for additional facilities be explored. The consultant team analyzed the potential for maximizing the reuse of existing courtrooms by realigning their use based on case type. This was accomplished by comparing courtrooms to the facility guidelines to determine their “optimum” use. The analysis assumes that the functions housed in a particular facility could be changed, as a means of mitigating the need for new or renovated facilities. For example, if an existing facility is used for criminal in-custody matters and has no provision for inmate movement, it may be modeled as a civil facility, which would mitigate security deficiencies in the baseline analysis, and result in a finding of “adequate” for continued use. Similarly, a small facility that cannot be expanded due to site constraints, for example, may be modeled as a specialized court (such as Family Law) as a means of mitigating shortfalls. It is not the intent of this analysis to dictate		

Building Operations

A separate survey form is being distributed to the counties. It is intended to capture the following information:

- Building ownership/financing, including
 - Current owner of the building (county, state, other)
 - Construction cost and completion date
 - Purchase cost and purchase date
 - Existence of debt bonding: total amount, maturity date, remaining term, annual payment, total bonded amount
 - Utilization of Criminal Justice Construction Fund, Courthouse Construction Fund, general funds, property taxes/special assessments, or other sources of funding for debt payment
 - Whether or not the building is leased, by whom, from whom, term of the lease, annual amount of lease payments, option to purchase, remaining term of the lease
 - Utilization of general funds, fees, property taxes/special assessments, and other sources of funding for lease payment
- Annual insurance cost [1998–1999], including
 - Total annual cost
 - Type of insurance provided, and provider(s)
 - Sources of insurance cost funding
- Annual maintenance cost [1998–1999], including
 - Total annual cost
 - Building management cost
 - Cleaning/janitorial cost
 - Annual/routine cycle maintenance cost
 - Minor alterations/repair cost
 - Major alterations/repair cost
 - Landscaping/site maintenance costs

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— Waste removal costs

— Other costs

— Sources of maintenance cost funding

• Annual utilities cost [1998–1999], including

— Total annual cost

— Hot/chilled water cost

— Water service cost

— Sanitary sewerage cost

— Electrical service cost

— Gas service cost

— Fuel oil cost

• Annual security cost [1998–1999], including

— Total annual cost for building security, and the provider

— Source of building security cost funding

— Total annual cost for court security, and the provider

— Source of court security cost funding

• General comments on building ownership/operation

A data entry form is used to record this information in the database, with a majority of these elements utilized to assess the relative cost of maintaining the existing building on an annual basis.

— Court support functions

— Court security operations

— In-custody holding

— Probation department

— Pretrial services

— District attorney

— Grand jury suite

— Victim/witness services

— Public defender

— Building support services

— Court-related agency staff (by type)

A data entry form is used to record this information in the database, with most of these elements utilized to assess the amount of staff present in the building, compared to the amount of space provided.

Court Operations

A separate survey form is being distributed to the counties. It is intended to capture the following basic staffing information:

- The number of judges, full-time staff, and other staff in the following categories:
 - Appellate court judiciary, including judges and other staff
 - Trial court judiciary, including bailiff, judicial secretary, law clerks, and general staff
 - Jury assembly area
 - Court reporters area
 - Clerk of court: court-related functions
 - Court administration
 - Alternative dispute resolution/mediation services
 - Customer service/*pro per*
 - Law library area

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Appendix A

Example Section 1: Introduction, from a Typical County Report

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Post -Survey Work

Once the field survey work has been accomplished, the Team Leader is responsible for getting the information into the database, printing out and editing the information, and coordinating the development of color-coded building utilization plans that show the distribution of user groups in the facility at the time of survey.

When the Team Leader is satisfied that the data is complete, it is transferred from an independent county database to the central database, from which the various reports are run for a final review. Essentially, the database is designed to automatically produce all of the site/building reports in Section 3. These form the tables, exhibits, and general information in support of the countywide summary information incorporated in Section 2.

“Working Reports” are used by the database to provide the summary information for Section 2, essentially as “roll-ups” of the individual site/building reports in Section 3. These working reports are a primary resource: they identify the component element, and use the spatial evaluation, functional evaluation, and physical evaluation to determine whether the area in question is adequate, marginal, or deficient. This overall evaluation forms the basis of the analysis in Section 2.

1.6 GLOSSARY OF TERMS

Adequate – A rating indicating a component or a building to be appropriate for its current use. Physical condition and functional aspects are rated at both component and building level, while adequacy of space is considered only for components.

Adjusted Shortfall – Refers to the reassessment of shortfalls based on specific development options. The adjustments consider optimum use of existing facilities to mitigate the need for new facilities, including practical considerations that match the individual space needs to the available buildings and spaces.

Administratively Unified Courts – A court system where there is the traditional distinction between municipal court and superior court, and for which the administration is unified with respect to funding, personnel matters, and other general administration. In some cases, case filing is also done centrally.

Access – For the purposes of this survey, “access” refers to means of approach (e.g., a road, street, or walk). The survey will evaluate simplicity and ease of access to the site, appropriate signage, and directions both from the streets and within the facility complex. The evaluation will consider both vehicular and pedestrian access, as well as the public transportation available.

Acoustics – Relates to a component’s acoustical environment, and includes adequacy of internal acoustical control and of acoustical isolation of the component.

ADA – the American with Disabilities Act, enacted on July 26, 1990, provides comprehensive civil rights protections—in the areas of employment, public accommodations, state and local government services, and telecommunications—to individuals with disabilities.

Adjacencies – A component is evaluated in terms of its physical proximity and accessibility to other related components of high and/or low interaction, including consideration of the adjacencies of components that should and should not be located adjacent to one another.

Arraignment Court – A court that handles the formal process of summoning an arrestee to a law court to answer to an indictment or to criminal charges.

Building Gross Area (BGSF) – Reflects the total area of a building, including all component and net areas, plus additional area occupied by public corridors, vertical circulation (stairs and elevators), public lobbies, structure (including columns and exterior walls), and mechanical and electrical spaces (including central spaces, equipment rooms, and shafts). The gross building area of each floor is measured to the outside faces of the building.

Building Security – Security and control of access in and out of the building is considered during evaluation. Security screening devices and procedures are considered, as are the number of entries into the building and the type of building perimeter surveillance used.

Building Support – Refers to the building spaces that provide functional and logistical support to the operation of the court facility, including public lobbies, toilets, maintenance, storage, shared conference/training, day care, mechanical spaces, etc.

Calendar – A system of directing case assignments to courts.

Capital Improvements – Any physical improvements to existing court facilities that require capital expenditure. Interior/exterior renovations, new or improved building systems, and new furnishings, computers, and electronic data systems are included under capital improvements. Maintenance and repairs are not considered to be capital improvements.

Civil Court – The courts that specifically handle noncriminal cases that often arise out of civil disputes, and that are larger in claims than the limits set by the small claims court. Courts used exclusively as civil courts do not require in-custody trial-related functions, such as secure holding areas, secure circulation, and in-custody sally ports.

Component – A “component” refers to a room or a contiguous space assigned to a particular use or function. A list of components is provided in this section.

Consolidated Court – See **Unified Court**.

Court-set – A court-set represents a group of components that are directly associated with the courtroom. For this report, a court-set includes the courtroom, courtroom storage, courtroom holding space (shared or separate), jury suite, attorney/client/witness rooms, robing room (if at the courtroom and not in chambers), and courtroom waiting areas.

Court Space – Refers to any space considered as trial court space, including spaces for court-sets, trial court judiciary, jury assembly, court administration and case management, trial court support functions, family court services and ADR, court security operations, and in-custody holding.

Court-Related Space – Court-related spaces belong to or are used by agencies operationally related to the court system; such spaces are often housed in courthouses. Court-related spaces are not considered as trial court spaces for the purpose of this report. Court-related agencies include the sheriff’s department, the probation department, the district attorney, the public defender, and health & human services agencies. These agencies are included in the **List of Component IDs** in this section.

Criminal Court – A court that has jurisdiction to try and punish offenders under criminal law. For the evaluation purposes of criminal courts and courtrooms, the availability and effectiveness of such components as the holding areas, secured access, and in-custody sally port will be considered.

Component Gross Area (CGSF) – Represents aggregate floor area of each component designated with a component identification number. The area includes all net areas assigned to a given component, as well as related internal circulation, interior partitions and interior columns, chases serving the space, and other areas incidental to the component’s spatial organization or construction, plus the corridors connecting the components. It expresses the amount of “usable” area for a specific use. Component gross area **excludes** the area required for public circulation and lobbies, mechanical and electrical spaces and distribution shafts, stairs, elevators, and other common building elements. (See **Building Gross Area**)

Current Need – The “required space” or computed space needed for courts, based on current authorized judicial positions and based on unit areas and ratios established in the space guidelines. The current need is compared to “available space” (determined in the facility evaluation) to establish “shortfalls.” (See **shortfall**)

Defendant – A person required to answer in a legal action or suit.

Deficient – A rating that indicates a component or a building is unsuitable for its current use. The component or building with a “deficient” rating will require either (a) a major capital

improvement to continue the current use, (b) a reassignment of function, (c) recycling into some other use, or (d) abandonment for court use.

District Attorney – The prosecuting officer of a given judicial district.

Facility – A place, building, or group of buildings identified, built, or established to serve a particular purpose, such as a court facility.

Family Court – A court that hears all matters pertaining to matters such as dissolution of marriage, child custody and support, adoptions, paternity, modifications, URESA matters, and requests for temporary and permanent injunctions, as well as misdemeanor cases arising out of incidents of domestic violence.

Fire Protection – For the purposes of survey, the term *Fire Protection* refers to an automatic fire suppression system.

Functional – Capable of performing the function for which a space was designed or is currently used.

Functional Adequacy – Refers to the evaluation and indication of how well a component or building functions for its current use, against the criteria established in the guidelines. An overall score for each component and building is computed based on field survey ratings assigned to each of several criteria.

General Jurisdiction – Refers to courts without limited jurisdiction. Under the model prior to unification, Superior Court is the court of General Jurisdiction.

General Maintenance – Refers to minor repairs and maintenance of the building finishes, fixtures, and systems.

Hazardous Material – Refers to hazardous materials found and/or reported to be present in a building or site that have been classified as dangerous to public health.

High Volume Court – Those courts/courtrooms that handle a high volume of cases in a single day, such as arraignment, traffic, and small claims courts.

County: 00 County Name

Historical Building – Refers to a facility that has been listed or is eligible for inclusion in the National Historic Register maintained by the U.S. Department of the Interior, or as a state historical landmark.

Holding Cell/Area – A room or an area used for short-duration detention during the admissions process, for court appearances, or during transfer to other institutions.

Holding Access – Refers to access between the courtroom and the holding cell or area. The evaluation of holding access will consider its level of security and separation from any private or public areas.

HVAC – Heating, ventilation, and air conditioning system.

Image – “Image” refers to those visible characteristics of a building, and its interior spaces, that reflect the symbolic nature of a courthouse. Contributing aspects may include the appropriateness of the space to its function, the nature and quality of interior finishes and materials, and their existing condition.

In-Custody – Refers to the status of a criminal trial defendant or witness under detainment by law enforcement or detention authority during court process.

Jury Court – A court/courtroom capable of holding trials heard by a panel of jurors. A jury court/courtroom must have a jury box meeting the design guidelines. Such spaces will be evaluated based on the availability of accessible jury deliberation facilities.

Juvenile Court – A court specifically handling cases involving criminal defendants under the age of 18, or (as defined in the local jurisdiction) under the age of majority.

Life Safety – Refers to physical systems to enhance life safety in the event of emergency—including fire alarm systems, smoke detection systems, fire extinguishers, emergency lighting, emergency exit door hardware, and exit signs—as required by local building code. In addition, adequate means of egress (as defined by the building code) will be considered.

Lighting Systems – The survey will evaluate the adequacy and capability of lighting systems and fixtures in each component space. The evaluation will be based on apparent need for replacement or upgrade of the lighting system, including fixtures, wiring, and power supply.

Any conditions relating to routine maintenance (*e.g.*, lamp replacement) will not be considered under the survey.

Limited Jurisdiction – Refers to a court whose jurisdiction is limited, usually in terms of dollar amounts of damages or length of sentences imposed. Under the model before unification, the Municipal Court was the court of limited jurisdiction.

Litigants – Parties to a lawsuit.

Location – Refers to how any component within a facility is situated in relation to other components and zones of the building, with respect to its functionality and the function of related components. At a facility level, refers to the facility’s location in relation to its surroundings and its served population.

Marginal – A rating that indicates a component or a building is marginally acceptable for its current use, based on its evaluation for function, condition, or size. Such a rating may require capital improvements to bring the facility to an “adequate” level. A component or building with a “marginal” rating may be renovated for continued use, recycled for other use, or, less likely, abandoned.

Millwork and Furnishings – Custom casework, paneling, furniture, and other furnishings provided in component spaces. These typically include the judge’s bench, jury box, wall finishes, shelving, desks, and chairs.

Mixed Use – Refers to a component with more than one functional purpose —usually a courtroom assigned more than one case type.

Multipurpose Courtroom – Courtrooms handling a variety of case types, which may include criminal, civil, and special high-volume cases. Evaluation of these courtrooms will be based on the most stringent requirements of the currently assigned mix of case types.

Municipal Court – A court that usually has civil and criminal jurisdiction over cases arising within the municipality of or pertaining to a city, including criminal arraignments. (See **limited jurisdiction** and **unified court**)

County: 00 County Name

Net Usable Area (NSF) – Represents the actual unobstructed floor area or square footage assigned to a primary use for an individual space contained within a defined perimeter. In effect, net usable area is the actual area of offices, workstations, support areas, or special function areas, exclusive of internal circulation between the areas, demising partitions, columns, pipe chases, shafts, and other “nonusable areas.”

Non-Court Spaces – These spaces are defined as those spaces in a facility or building used by county agencies that are not directly related to court proceedings or services provided by the courts. These agencies may include county government and administration offices, boards of supervisors, assessor, auditor/tax collector, and others.

Optimum Use – Refers to an analytical planning approach that considers potential change or adjustment of current use of a component or building as a means to mitigate the need for new or renovated facilities.

Physical Condition – Refers to the assessment of the condition of components and buildings to establish the probable level of capital investment needed to restore the building up to “near new” condition. The physical condition score indicates the “value” of the building as a percentage of its replacement value. For example, a building scoring 90 percent would require capital improvements equal to 10 percent of its replacement cost.

Plumbing Systems – The building systems involving service of water, sewage, and gas, including associated pipes, fixtures, and other equipment (such as toilet fixtures, water heaters, and pumps).

Primary Use – The use or function for which the facility or component is intended and normally used.

Private Circulation – Circulation paths exclusively dedicated to permit the judiciary and related staff to enter and move through the facility. Jurors may also use these spaces to access the jury deliberation room.

Pro Per Litigants – Self-represented litigants.

Probation – The action of suspending the sentence of a convicted offender and giving the offender freedom during good behavior under the supervision of a probation officer, or the state or a period of being subject to probation.

Projected Need – The need for future court facilities space, based on the forecast growth of judicial positions, and computed using a space model for components based on the guideline.

Public Amenities – Refers to public cafeterias, vending machines, waiting areas, building directories, information centers, telephones, drinking fountains, etc.

Public Circulation – Means by which the public enters and moves through a facility.

Public Defender – An attorney or staff of attorneys, usually publicly appointed, having responsibility for the legal defense of those unable to afford or obtain legal defense.

Quality of Environment – Relates to the overall ambiance of a component. Aspects include air quality, lighting quality, room arrangement, configuration, proportions, and quality of furnishings.

Renovation Difficulty – Any condition that may restrict or hinder the capability for renovation or improvement of a space, floor, or the building for continued use or change of use.

Sally Port – A controlled vestibule with two or more controlled access points. Usually used in connection with control of secure movement of inmates or vehicles. May be remotely or locally controlled, and may use electric or manual locks. Automatic interlocking devices may be used to prevent the opening of more than one door or gate at a time. (See **vehicle sally port**.)

Seating Capacity – The total number of seats for public spectators in a courtroom.

Secure Circulation – Refers to a separate secure means by which in-custody defendants are brought into the facility and moved from holding areas to the courtroom. A secure circulation route is completely separated from areas used by the public and by the judiciary and court staff.

Security Provision – Relates to the assessment of the adequacy of security for staff and the public within a component area, including weapons screening facilities, access controls, adequacy of lighting, provision of surveillance cameras, and availability of security alarm systems.

Seismic Upgrade – Refers to recently completed structural improvements to enhance lateral resistance and seismic stability of a building.

Shortfall – The difference between the current need and the available space, or between “what you need” and “what you have.” A range of shortfalls from maximum to minimum is computed, respectively, based on comparison of current need to both the available “adequate” space and to the sum of “adequate” plus “marginal” space.

Site – A land area with defined limits on which a building and its surrounding grounds are located. The site of a given court facility is defined, in combination, by its property lines, adjacent buildings, surrounding public streets, or other physical boundaries.

Small Claims – A special court intended to simplify and expedite the handling of small claims or debts. Engaged in business or other activity on a limited scale.

Space Utilization – Refers to the overall effectiveness with which the component space is being used, including consideration of layout, arrangement, and efficiency of use.

Spatial Adequacy – Relates to evaluation of spaces in comparison to the guidelines, in terms of their current use. Where individual spaces have a fixed recommended area (courtrooms, jury rooms, and chambers, for example) the space as measured from the drawings is compared to the recommended guideline. The score is computed as the ratio of measured space divided by the recommended guideline, expressed as a percentage.

Special/High-Volume Courts – Refers to courts and/or courtrooms that process a high volume of cases, or which are used for cases with multiple litigants, usually requiring larger litigation and public areas.

Superior Court – The court of general jurisdiction. (See **general jurisdiction**, and **unified courts**.)

Technology – Refers to provisions and design features to accommodate information technology in a court facility.

Traffic Court – A court for disposition of petty prosecutions for violations of statutes, ordinances, and local regulations governing the use of highways and motor vehicles, usually requiring space and facilities for a high volume of cases.

Unified Courts – The countywide systems of courts that have unified into a single court system by a vote of the judiciary taken at each county level. Unified courts have eliminated the distinction between the traditional municipal court and superior court, and are operated and administered under a single system of funding, case management, and judicial assignments.

Utilities – Refers to utilities services, such as electricity, telephone, data, cable, gas, potable water, hot and chilled water, sanitary sewers, and storm drains.

Vehicle Sally Port – Refers to a walled or fenced and gated vehicle vestibule for control of vehicles entering and leaving a secured perimeter or building, usually in connection with transportation of in-custody defendants. (See **sally port**)

Zoning/Organization – Refers to the adequacy and effectiveness of the arrangement and functional relationships of spaces within a building.

Report continues on following page.

Appendix B

Seismic Cost Model

Appendix B – Seismic Cost Model

SEISMIC RESISTANCE IMPROVEMENT BASED ON AGE OF BUILDING

The values in the table represent the assumed cost per square foot of building to bring the building up to FEMA "Life Safety" level of seismic resistance capacity.
(See notes below)

BUILDING/FRAME TYPE	DATE OF COMPLETION OF STRUCTURE					NOTES
	Assumed Design Code					
	1990 or later UBC 1988 - 1997	1975 thru 1989 UBC 1973 - 1985	1964 thru 1974 UBC 1961 - 1970	1952 thru 1963 UBC 1949 - 1959	1951 or earlier LA or SF 1934 - 1948	
Steel Frame	\$0	\$18 / SF	\$27 / SF	\$29 / SF	\$40 / SF	1
Concrete or CMU Shear Wall System	\$0	\$20 / SF	\$30 / SF	\$33 / SF	\$45 / SF	2
Concrete Moment Frame System (with no shear walls)	NA	NA	\$37 / SF	\$39 / SF	\$50 / SF	3
Unreinforced Masonry Wall System	NA	NA	\$40 / SF	\$42 / SF	\$55 / SF	4

NOTES

- 1 For steel buildings, either moment or braced frame, the additional seismic capacity will be developed by the addition of braced frames, either on the perimeter or within the interior, or in combination, together with foundations.
- 2 For concrete and CMU shear wall buildings, the additional seismic capacity will be developed by the addition of shear walls, either on the perimeter or within the interior, or in combination, together with foundations.
- 3 Concrete frame buildings, no longer allowed under the code, must have their seismic capacity developed as for shear wall buildings. The required added capacity will be developed entirely by adding new shear walls.
- 4 Unreinforced masonry buildings, not allowed under the code, will require the provision of new masonry shear walls, together with strengthening of existing walls through gunite or similar approach, to achieve the required seismic resistance capacity.
- 5 Construction costs include structural work plus an allowance for architectural work directly related to access to the structural work.
- 6 Construction costs assume that the building is vacated during construction.
- 7 The cost values are to be used for countywide and statewide capital facility planning only
- 8 Actual cost of seismic strengthening of buildings shall be determined by structural engineering analysis, design, and cost estimating

Report continues on following page.

Appendix C

Regional Cost Factors

Appendix C - Regional Cost Factors

County ID No.	County Name	Regional Factor
1	Alameda	1.15
2	Alpine	1.05
3	Amador	1.05
4	Butte	1.00
5	Calaveras	1.05
6	Colusa	1.00
7	Contra Costa	1.10
8	Del Norte	1.05
9	El Dorado	1.00
10	Fresno	1.00
11	Glenn	1.00
12	Humboldt	1.00
13	Imperial	1.00
14	Inyo	1.05
15	Kern	1.00
16	Kings	1.00
17	Lake	1.00
18	Lassen	1.00
19	Los Angeles	1.15
20	Madera	1.00
21	Marin	1.15
22	Mariposa	1.00
23	Mendocino	1.00
24	Merced	1.10
25	Modoc	1.05
26	Mono	1.05
27	Monterey	1.05
28	Napa	1.05
29	Nevada	1.05

County ID No.	County Name	Regional Factor
30	Orange	1.10
31	Placer	1.05
32	Plumas	1.00
33	Riverside	1.05
34	Sacramento	1.10
35	San Benito	1.05
36	San Bernardino	1.05
37	San Diego	1.05
38	San Francisco	1.25
39	San Joaquin	1.10
40	San Luis Obispo	1.05
41	San Mateo	1.25
42	Santa Barbara	1.05
43	Santa Clara	1.25
44	Santa Cruz	1.15
45	Shasta	1.00
46	Sierra	1.05
47	Siskiyou	1.05
48	Solano	1.10
49	Sonoma	1.00
50	Stanislaus	1.10
51	Sutter	1.00
52	Tehama	1.00
53	Trinity	1.00
54	Tulare	1.00
55	Tuolumne	1.05
56	Ventura	1.05
57	Yolo	1.00
58	Yuba	1.00

Report continues on following page.

Appendix D

Example Cost Model for a New Criminal Court Building

Appendix D: Example Cost Model for a New Criminal Court Building

California Court Facilities Study

OPTION 1: Maximum Reuse

New Three-Courtroom Juvenile Courthouse

			Space Required for Proposed Building			
Component ID / Name	Courtroom Type Current Use	Jury or Non-Jury	Space Count	Component Gross Area	Component Net Area	Cost to Provide
00.00 CIRCULATION			0		0	\$0
00.02 Private Circulation			0		0	\$0
00.03 Secure Circulation			0		0	\$0
03.00 TRIAL COURTSET			19	12,443	8,710	\$2,915,500
03.01 Courtroom	All	All	3	7,071	4,950	\$1,661,786
03.01 Courtroom	Special	Jury	0	0	0	\$0
03.01 Courtroom	Special	Non-Jury	0	0	0	\$0
03.01 Courtroom	Traffic	Jury	0	0	0	\$0
03.01 Courtroom	Traffic	Non-Jury	0	0	0	\$0
03.01 Courtroom	Arraignment	Jury	0	0	0	\$0
03.01 Courtroom	Arraignment	Non-Jury	0	0	0	\$0
03.01 Courtroom	Small Claims	Jury	0	0	0	\$0
03.01 Courtroom	Small Claims	Non-Jury	0	0	0	\$0
03.01 Courtroom	Civil	Jury	0	0	0	\$0
03.01 Courtroom	Civil	Non-Jury	0	0	0	\$0
03.01 Courtroom	Criminal	Jury	0	0	0	\$0
03.01 Courtroom	Criminal	Non-Jury	0	0	0	\$0
03.01 Courtroom	Juvenile	Jury	3	7,071	4,950	\$1,661,786
03.01 Courtroom	Juvenile	Non-Jury	0	0	0	\$0
03.01 Courtroom	Family	Jury	0	0	0	\$0
03.01 Courtroom	Family	Non-Jury	0	0	0	\$0
03.01 Courtroom	Multi-Purpose	Jury	0	0	0	\$0
03.01 Courtroom	Multi-Purpose	Non-Jury	0	0	0	\$0
03.02 Courtroom Storage			3	171	120	\$40,286
03.03 Courtroom Holding			3	343	240	\$72,000
03.04 Jury Suite			3	1,929	1,350	\$453,214
03.05 Attorney/Client/Witness Rooms			3	429	300	\$100,714
03.06 Robing Room			0	0	0	\$0

County **XX – Name of County**

California Court Facilities Study

OPTION 1: Maximum Reuse (continued)
New Three-Courtroom Juvenile Courthouse

			Space Required for Proposed Building			
Component ID / Name	Courtroom Type Current Use	Jury or Non-Jury	Space Count	Component Gross Area	Component Net Area	Cost to Provide
03.07	Non-Judicial Hearing Room		1	786	550	\$184,643
03.08	Shared Courtroom Holding		0	0	0	\$0
03.09	Courtroom Waiting		3	1,714	1,200	\$402,857
04.00	TRIAL COURT JUDICIARY		10	2,714	1,900	\$575,714
04.01	Judicial Chambers		3	1,714	1,200	\$402,857
04.02	Conference Room		0	0	0	\$0
04.03	Judge's Law Library		0	0	0	\$0
04.04	Judicial Secretary		1	171	120	\$40,286
04.05	Baliff Workroom		3	257	180	\$41,143
04.06	Judicial Support		0	0	0	\$0
04.07	Commissioner/Arbitrator Chamber		0	0	0	\$0
04.08	Research Attorneys		2	429	300	\$68,571
04.09	Court Reporters		1	143	100	\$22,857
05.00	JURY ASSEMBLY AREA		0	0	0	\$0
05.01	Jury Assembly Staff		0	0	0	\$0
05.02	Jury Assembly Room		0	0	0	\$0
06.00	COURT ADMINISTRATION/CASE MANAGEMENT		754	17,509	13,132	\$2,801,493
06.01	Executive Office/Administrative Support		3	1,040	780	\$166,400
06.02	Support Areas		1	480	360	\$76,800
06.03	Computer Room		0	0	0	\$0
06.04	Training Conference Facilities		0	0	0	\$0
06.05	Media/Press Facilities		0	0	0	\$0
06.06	General Clerk Office/Work Areas		15	2,000	1,500	\$320,000
06.07	Service Counter Area		20	2,133	1,600	\$341,333
06.08	Active Records		702	7,488	5,616	\$1,198,080
06.09	Archival Records		13	4,368	3,276	\$698,880
07.00	TRIAL COURT SUPPORT FUNCTIONS		1	213	160	\$34,133
07.01	Judicial Conference Center		0	0	0	\$0

County **XX – Name of County**

California Court Facilities Study

OPTION 1: Maximum Reuse (concluded)
New Three-Courtroom Juvenile Courthouse

			Space Required for Proposed Building			
Component ID / Name	Courtroom Type Current Use	Jury or Non-Jury	Space Count	Component Gross Area	Component Net Area	Cost to Provide
07.02 Mail/Copy Facilities			1	213	160	\$34,133
07.03 Storage			0	0	0	\$0
07.04 Law Enforcement Waiting			0	0	0	\$0
07.05 Children's Waiting			0	0	0	\$0
07.06 Attorney Work Area/Waiting			0	0	0	\$0
07.07 Pro Per Customer Service Center			0	0	0	\$0
08.00 FAMILY COURT SERVICES/ADR			0	0	0	\$0
08.01 Staff Office/Work Areas			0	0	0	\$0
08.02 Support Areas			0	0	0	\$0
08.03 Mediation/Hearing Rooms			0	0	0	\$0
08.04 Child Waiting			0	0	0	\$0
09.00 COURT SECURITY OPERATIONS			4	1,213	910	\$194,133
09.01 Staff Office/Work Areas			2	853	640	\$136,533
09.02 Command Center			1	240	180	\$38,400
09.03 Security Screening			1	120	90	\$19,200
10.00 IN-CUSTODY HOLDING			6	2,948	2,085	\$619,096
10.01 Vehicular Sallyport			1	1,125	900	\$236,250
10.02 Central Holding			1	1,038	675	\$218,077
10.03 Support Areas			2	538	350	\$113,077
10.04 Attorney/Client Visiting			2	246	160	\$51,692
Totals for Option 1			794	37,041	26,897	\$7,140,070
Building Gross Area for Needs and Shortfalls (at 20% of CGSF)				7,408		\$851,948
Total Building Gross Area for Needs and Shortfalls				44,449		\$7,992,018

County **XX – Name of County**

Report continues on following page.

Appendix E

Effect of Parking on Option Costs

Appendix E – Effect of Parking on Options Cost

Table E-1
Factors for Parking, Site Development, and Land Cost
(Percent of Building Construction Cost)
Based on Percent of Parking Demand Included in
Capital Budgets of Projects Sited within the Urban Core

County Category	Factors for Parking, Site Development, and Land Cost		
	0% of Demand	50% of Demand	100% of Demand
Most urban 7 counties (70% of existing court space)	25%	44%	63%
Next most urban 14 counties (21% of existing court space)	29%	37%	45%
Balance of 37 counties (9% of existing court space)	27%	27%	27%

Table E-2
Effect of Range of Parking Demand
Assumptions on Options Costs

		Estimated Capital Cost of Options	
		Maximum Reuse (\$ Millions)	Reduced Reuse (\$ Millions)
0%	Current Need	\$ 2,700	\$ 3,205
	Future Need	\$ 1,913	\$ 1,913
50%	Current Need	\$ 2,808	\$ 3,383
	Future Need	\$ 2,075	\$ 2,075
100%	Current Need	\$ 2,877	\$ 3,493
	Future Need	\$ 2,248	\$ 2,248

